

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal and essential supporting documents must reach the Inspectorate within the appeal period. If your appeal and essential supporting documents are not received in time, we will not accept the appeal.

Appeal Reference: APP/K3605/W/24/3337473

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

NA NA C/o Agent

Company/Group Name

The Ridge (Oatlands) LLP

Address

C/o Agent
C/o Agent
W1G 0JD

Preferred contact method

Email Post

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes No

Name

Mr Joseph Daniels

Company/Group Name

Savills

Address

Savills (UK) Ltd
33 Margaret Street
LONDON
W1G 0JD

Phone number

[REDACTED]

Email

joseph.daniels@savills.com

Your reference

16 - 18 Oatlands Drive

Preferred contact method

Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

Elmbridge Borough Council

LPA reference number

2022/3796

Date of the application	<input type="text" value="19/12/2022"/>
Did the LPA validate and register your application?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Did the LPA issue a decision?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date of LPA's decision	<input type="text" value="16/11/2023"/>

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Address	<input type="text" value="16-18 Oatlands Drive
KT13 9JL
Weybridge"/>
Is the appeal site within a Green Belt?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Please enter details of the proposed development. This should normally be taken from the planning application form.	
<input type="text" value="Development of 2 detached blocks comprising 33 flats with new vehicular access, associated parking, cycle storage, refuse storage and amenity areas with hard and soft landscaping, and associated engineering and infrastructure works, following demolition of existing houses."/>	
Area (in hectares) of the whole appeal site [e.g. 1234.56]	<input type="text" value="0.35 hectare(s)"/>
Area of floor space of proposed development (in square metres)	<input type="text" value="3861 sq metre(s)"/>
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.	<input checked="" type="checkbox"/>
2. Refused permission to vary or remove a condition(s).	<input type="checkbox"/>
3. Refused prior approval of permitted development rights.	<input type="checkbox"/>
4. Granted planning permission for the development subject to conditions to which you object.	<input type="checkbox"/>
5. Refused approval of the matters reserved under an outline planning permission.	<input type="checkbox"/>
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.	<input type="checkbox"/>
7. Refused to approve any matter required by a condition on a previous planning permission (other	<input type="checkbox"/>

than those specified above).

8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes No

Please explain.

The site is private land (two separate addresses) and not entirely visible from public land.

2. Hearing

3. Inquiry

H. FULL STATEMENT OF CASE

see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case? Yes No

see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes No

(b) Have you made a costs application with this appeal? Yes No

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's Name: Robert James Birnie and Carol Jane Birnie
Address at which notice was served: 16 Oatlands Drive, Weybridge KT13 9JL
Date the notice was served: 11/12/2023

Owner's Name: Adrian Mark Davies and Brian Howie
Address at which notice was served: 18 Oatlands Drive, Weybridge, KT13 9JL
Date the notice was served: 11/12/2023

Owner's Name: Property Services Surrey County Council
Address at which notice was served: First Floor, Dakota, Weybridge, KT13 0YP

Date the notice was served:

11/12/2023

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

07. A copy of the design and access statement sent to the LPA (if required).

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.

12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.

13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).

14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Date

Name

On behalf of

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>

- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Appeal Statement_Part3.pdf
File name:	Appeal Statement_Part2.pdf
File name:	Appeal Statement_Part1.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	List of Appendices.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	Application Form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	DecisionNotice_2022_3796.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellants (if any) edged or shaded blue.
File name:	MA212 001 Site Location Plan-.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	Existing Habitats Plan.pdf
File name:	MA212 001 Rev P3 Site Location Plan-.pdf
File name:	MA212 490 Rev P6 Area Schedule-.pdf
File name:	MA212 250 Rev P6 Prop Site Base-.pdf
File name:	MA212 231 Rev P2 Proposed Site Context Plan-.pdf
File name:	CIL Form 1.pdf
File name:	MA212 351 Rev P1 Prop Streetscene-.pdf
File name:	MA212 370 Rev P1 Prop Elev Front Building-.pdf
File name:	MA212 353 Rev P2 Front Elev Rear Building Streetscene-.pdf
File name:	MA212 254 Rev P5 Prop Site 2nd-.pdf
File name:	MA212 371 Rev P1 Prop Elev Rear Building-.pdf
File name:	Financial Viability Appraisal.pdf
File name:	MA212 252 Rev P6 Prop Site Ground-.pdf
File name:	Tree Constraints Plan.pdf

File name: ApplicationForm.pdf
 File name: Sustainability and Energy Statement.pdf
 File name: MA212 251 Rev P5 Prop Site Lower Grd-.pdf
 File name: MA212 410 Rev P1 Rear Building Floor Plan.pdf
 File name: Tree Survey and Impact Assessment.pdf
 File name: MA212 350 Rev P4 Exist and Prop Streetscene-.pdf
 File name: MA212 221 Rev P1 Existing Survey Sheet 2-.pdf
 File name: MA212 210 Rev P2 Existing Site Plan-.pdf
 File name: MA212 360 Rev P1 Side Elev and Section 01-.pdf
 File name: Landscape Masterplan.pdf
 File name: Planning Statement .pdf
 File name: MA212 400 Rev P1 Front Bldg Plans-.pdf
 File name: Ecological Report.pdf
 File name: Archaeological Desk Based Assessment.pdf
 File name: Tree Protection Plan.pdf
 File name: Flood Risk Assessment.pdf
 File name: MA212 352 Rev P3 Inner Streetscene-.pdf
 File name: Covering Letter.pdf
 File name: MA212 255 Rev P6 Prop Roof Plan-.pdf
 File name: MA212 260 Rev P1 Prop Bins and Bikes-.pdf
 File name: MA212 230 Rev P2 Proposed Site Plan-.pdf
 File name: Travel Plan.pdf
 File name: MA212 354 Rev P1 Rear Elev Rear Building Streetscene-.pdf
 File name: Financial Viability Appraisal Schedules.pdf
 File name: Transport Statement.pdf
 File name: MA212 361 Rev P1 Side Elev and Section 02-.pdf
 File name: MA212 253 Rev P5 Prop Site 1st-.pdf
 File name: MA212 220 Rev P1 Existing Survey Sheet 1-.pdf
 File name: Design and Access Statement_Part2.pdf
 File name: Design and Access Statement_Part1.pdf

Relates to Section: SUPPORTING DOCUMENTS
 Document Description: 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
 File name: 05 b.docx

Relates to Section: SUPPORTING DOCUMENTS
 Document Description: 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
 File name: 05 (c). A list of all plans, drawings and documents upon which the LPA made their decision.docx

Relates to Section: SUPPORTING DOCUMENTS
 Document Description: 06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
 File name: Lanmor response to Joint Waste Solutions.pdf
 File name: Review of 'Affordable Housing Viability Assessment'.pdf
 File name: AAe response to SWT Comments 17.04.23.pdf
 File name: Rebuttal to Council's Leisure and Environmental Services Officer.pdf
 File name: Lanmor response to SCC comments.pdf
 File name: Lanmor response to SCC Drainage Comments.pdf
 File name: Follow up Response to BNP Report.pdf
 File name: Appendices to Response to BNP_Part1.pdf
 File name: Appendices to Response to BNP_Part2.pdf
 File name: Appendices to Response to BNP_Part4.pdf
 File name: Appendices to Response to BNP_Part3.pdf
 File name: Lanmor response to Objector comments.pdf
 File name: AAe Response to SWT comments 19.05.23.pdf

File name: Viability Report.pdf
 File name: MA212 210 Rev P3 Existing Site Plan.pdf
 File name: Response from AAe 26.06.23.pdf
 File name: Flood Risk Assessment.pdf
 File name: MA212 250 Rev P7 Proposed Site Basement Plan.pdf
 File name: MA212 254 Rev P6 Proposed Site Second Floor Plan.pdf
 File name: MA212 253 Rev P6 Proposed Site First.pdf
 File name: MA212 251 Rev P6 Proposed Site Lower Ground.pdf
 File name: MA212 230 Rev P3 Proposed Site Plan.pdf
 File name: MA212 255 Rev P7 Proposed Roof Plan.pdf
 File name: MA212 252 Rev P7 Proposed Site Ground.pdf
 File name: MA212 231 Rev P3 Proposed Context Site Plan.pdf
 File name: MA212 360 Rev P2 Proposed Side Elevation and Section A-A.pdf
 File name: MA212 361 Rev P2 Proposed Side Elevation and Section B-B.pdf
 File name: Sequential Test.pdf
 File name: MA212 260 Rev P3 Prop Bins and Bikes-.pdf
 File name: MA212 254 Rev P9 Prop Site 2nd-.pdf
 File name: 221584-TR-01 Proposed Swept Path Analysis.pdf
 File name: MA212 253 Rev P9 Prop Site 1st-.pdf
 File name: MA212 400 Rev P2 Front Bldg Plans-.pdf
 File name: MA212 252 Rev P11 Prop Site Ground-.pdf
 File name: MA212 231 Rev P6 Proposed Site Context Plan-.pdf
 File name: MA212 250 Rev P10 Prop Site Base-.pdf
 File name: MA212 255 Rev P10 Prop Roof Plan-.pdf
 File name: MA212 251 Rev P10 Prop Site Lower Grd-.pdf
 File name: MA212 230 Rev 6 Proposed Site Plan-.pdf
 File name: MA212 410 Rev P2 Rear Bldg Plans-.pdf
 File name: Revised Drawings Covering Letter.pdf
 File name: Rebuttal to sequential test.pdf
 File name: Parking Survey.pdf
 File name: Independent sequential test review.pdf

Relates to Section: SUPPORTING DOCUMENTS
 Document Description: 06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
 File name: 06 b.docx

Relates to Section: SUPPORTING DOCUMENTS
 Document Description: 07. A copy of the design and access statement sent to the LPA.
 File name: Design and Access Statement_Part2.pdf
 File name: Design and Access Statement_Part1.pdf

Relates to Section: SUPPORTING DOCUMENTS
 Document Description: 09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
 File name: CGI's and Photomontage.pdf
 File name: DAS extract.pdf

Relates to Section: SUPPORTING DOCUMENTS
 Document Description: 09.b. A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
 File name: 09 b.docx

Completed by

Date