



Rapleys

Commercial Property and Planning Consultants

Town Planning Consultancy

PILETIN/JWF/105/APP

0/1

PET/sab/1023/2/1

19 September 2005

P Jenkins Esq
Head of Planning
Runnymede Borough Council
Civic Offices
Station Road
Addlestone
Surrey
KT15 2AH

20 SEP 2005

Dear Mr Jenkins

RE: VIRGINIA WATER - MIXED-USE PROPOSAL
TOWN AND COUNTY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 1999 – REQUEST FOR SCOPING
OPINION FROM LOCAL PLANNING AUTHORITY

I write to you following my conversation with John Willmott-French on Friday 16th September regarding the Scoping Opinion request made for the above proposal. I understand that the original letter (previously sent by my colleague Matthew Walton dated 2 August 2005) has been mislaid. Please find enclosed a copy of this letter. Because of this unexpected delay, a swift response from the Council has now become imperative and would be greatly appreciated.

Yours sincerely

Phillip Taylor
Senior Planner - Rapleys LLP
pet@rapleys.co.uk
DDI: 0207 855 8075

cc: J Willmott-French Esq – Runnymede Borough Council

MW/ljs/1023/2/1

02 August 2005

P Jenkins Esq.
Runnymede Borough Council
Station Road
Addlestone
Surrey
KT15 2AH

Dear Mr Jenkins

**RE: VIRGINIA WATER - MIXED USE PROPOSAL
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999 – REQUEST
FOR SCREENING OPINION FROM LOCAL PLANNING AUTHORITY**

I refer to your Council's Screening Opinion, dated 31 March 2005, in respect of the above site. It is noted that the Council consider that an Environmental Statement is required in support of the proposed development.

As previously advised, my clients seek consent for improved railway station facilities, a foodstore (32,000 sq.ft gross), approximately 145 residential apartments and associated car parking. Details of the development are illustrated on enclosed drawings VW1 – VW7, although the scheme is being reviewed in light of your comments at the recent meeting.

In order to progress matters, the Council's Scoping Opinion is now sought. In this regard, and following a review of your earlier Screening Opinion, the following matters should be considered as part of an assessment of the possible impacts, of the proposal, on the environment:

- (i) Contaminated Land;
- (ii) Cumulative Impacts;
- (iii) Landscape and Visual Impact;
- (iv) Waste, and
- (v) Water.

I would be grateful if you could confirm whether these matters represent the extent of issues to be assessed and, furthermore, the nature/scope of the assessment.

Clearly, it is recognised that these matters may need to be refined, subject to any possible amendments to the development proposals, however, your views are sought in order to formally progress matters.

I look forward to receiving your response.

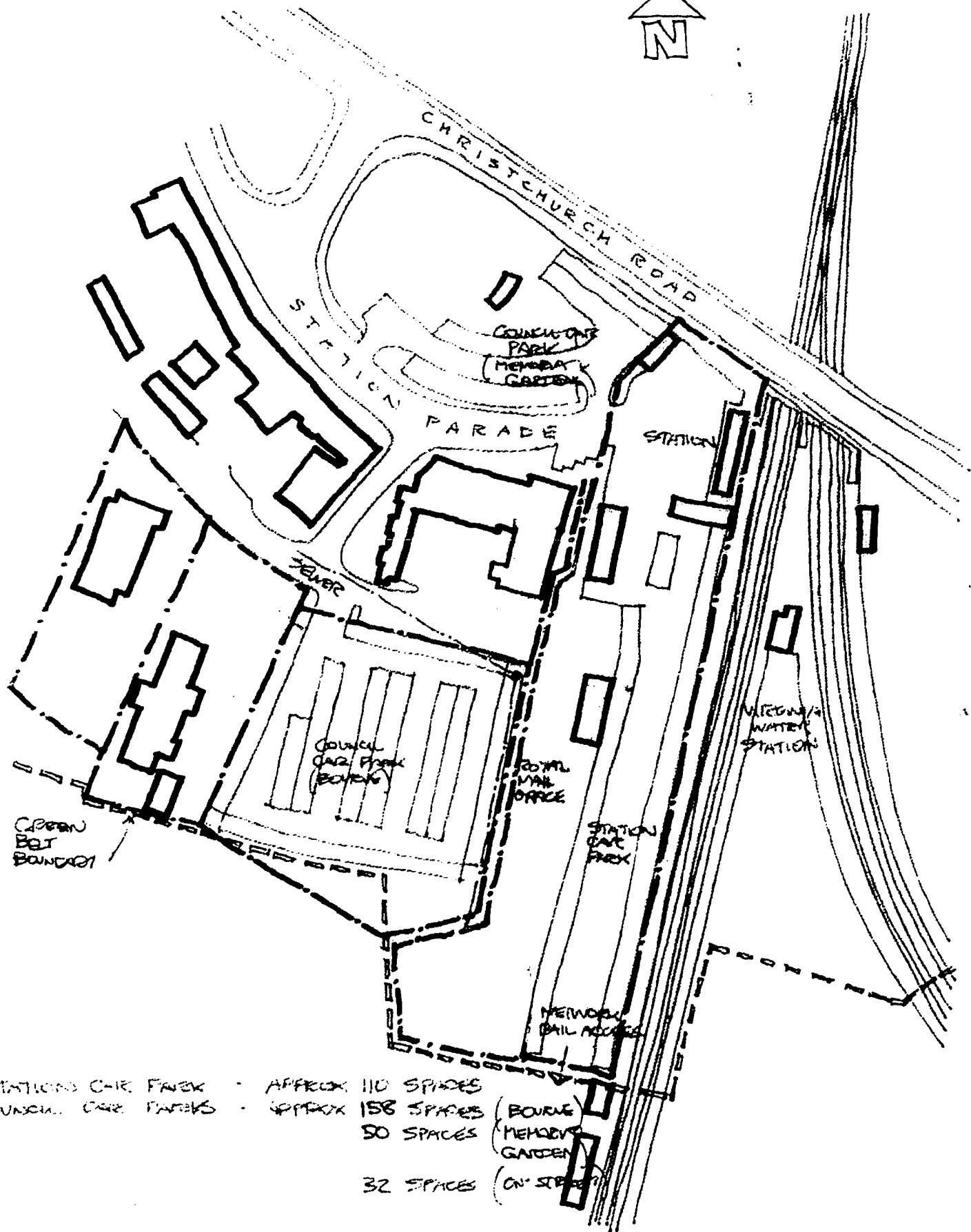


Yours sincerely

Matthew Walton MA(Hons) MRTPI
Associate - Rapleys LLP

mw@rapleys.co.uk
DDI: 020 72558083

cc. S Costello Esq. – Bedfall Falls Properties (letter only)



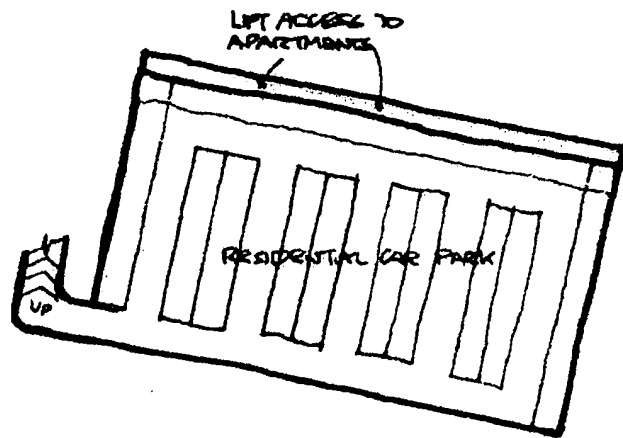
- STATION CAR PARK - APPROX 110 SPACES
- COUNCIL CAR PARKS - APPROX 158 SPACES (BOURNE)
- 50 SPACES (MEMBER GARDEN)
- 32 SPACES (ON STREET)

VIRGINIA WATER

SITE PLAN AS EXISTING

APPROX 1:1250

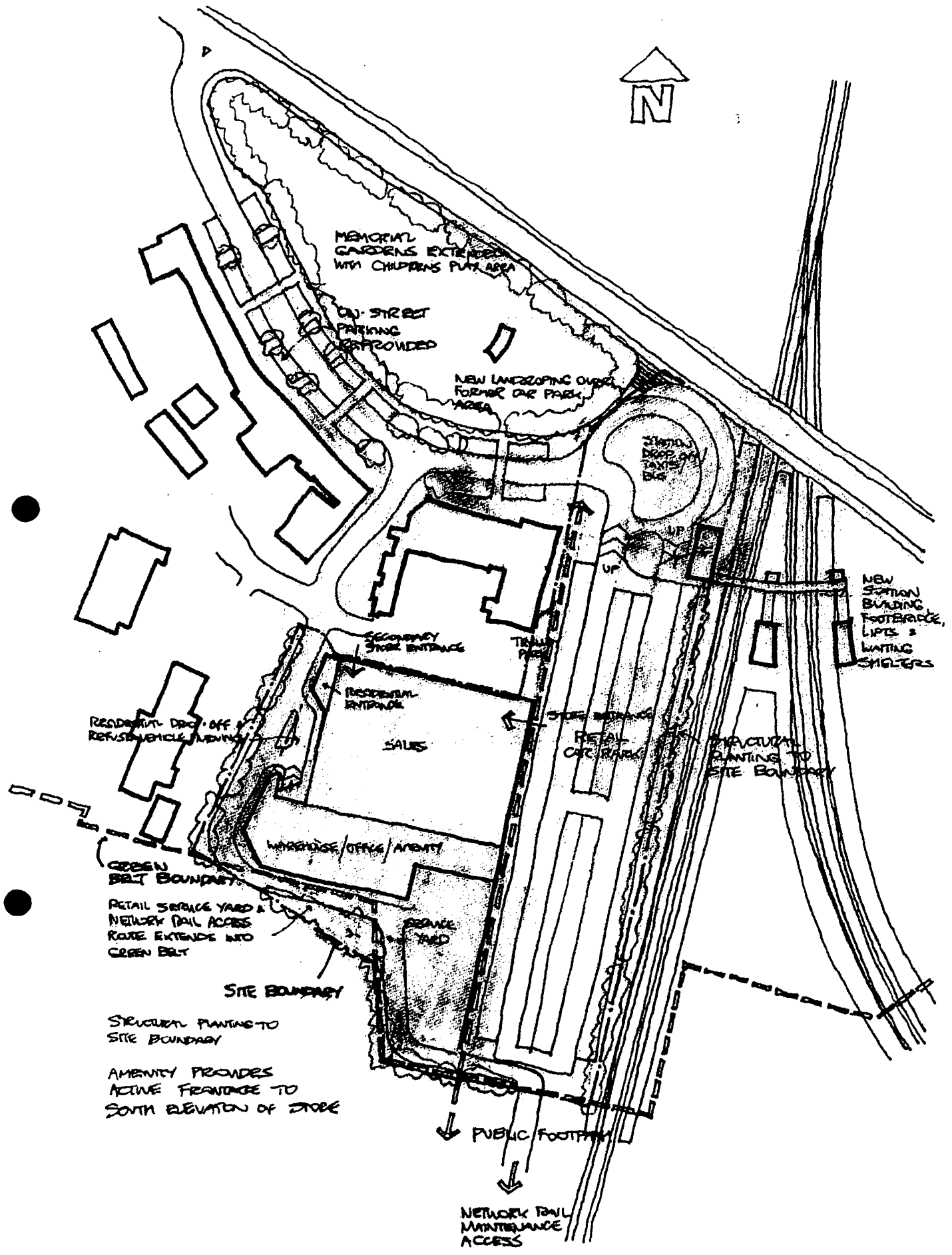
VW1



VIRGINIA WATER

UNDERCROFT PLAN AS PROPOSED
VW2

APPX 1:1250
6 FEBRUARY 2005

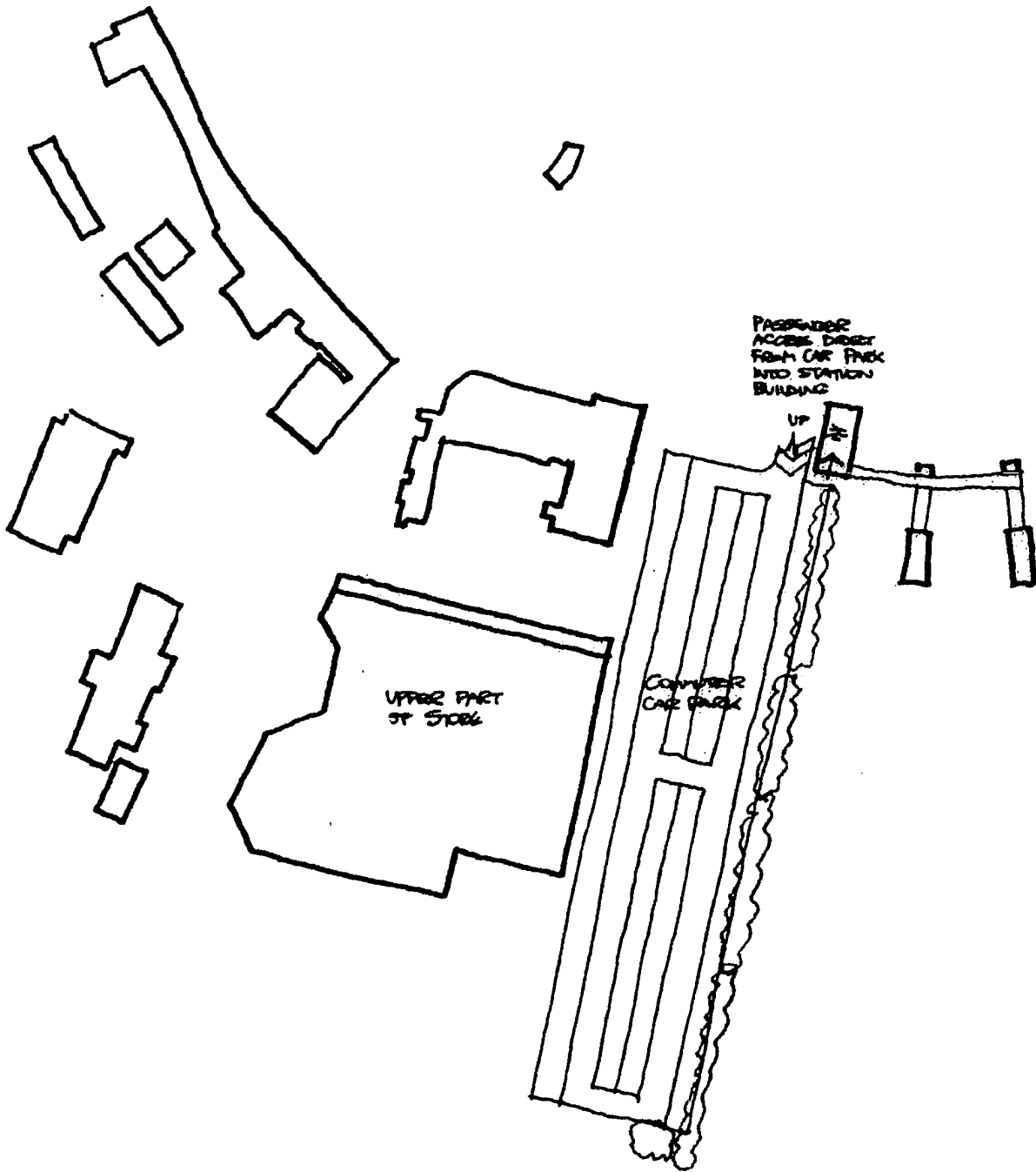


VIRGINIA WATER

SITE PLAN AS PROPOSED

APPENDIX 1-1250
6 FEBRUARY 2005

VW3

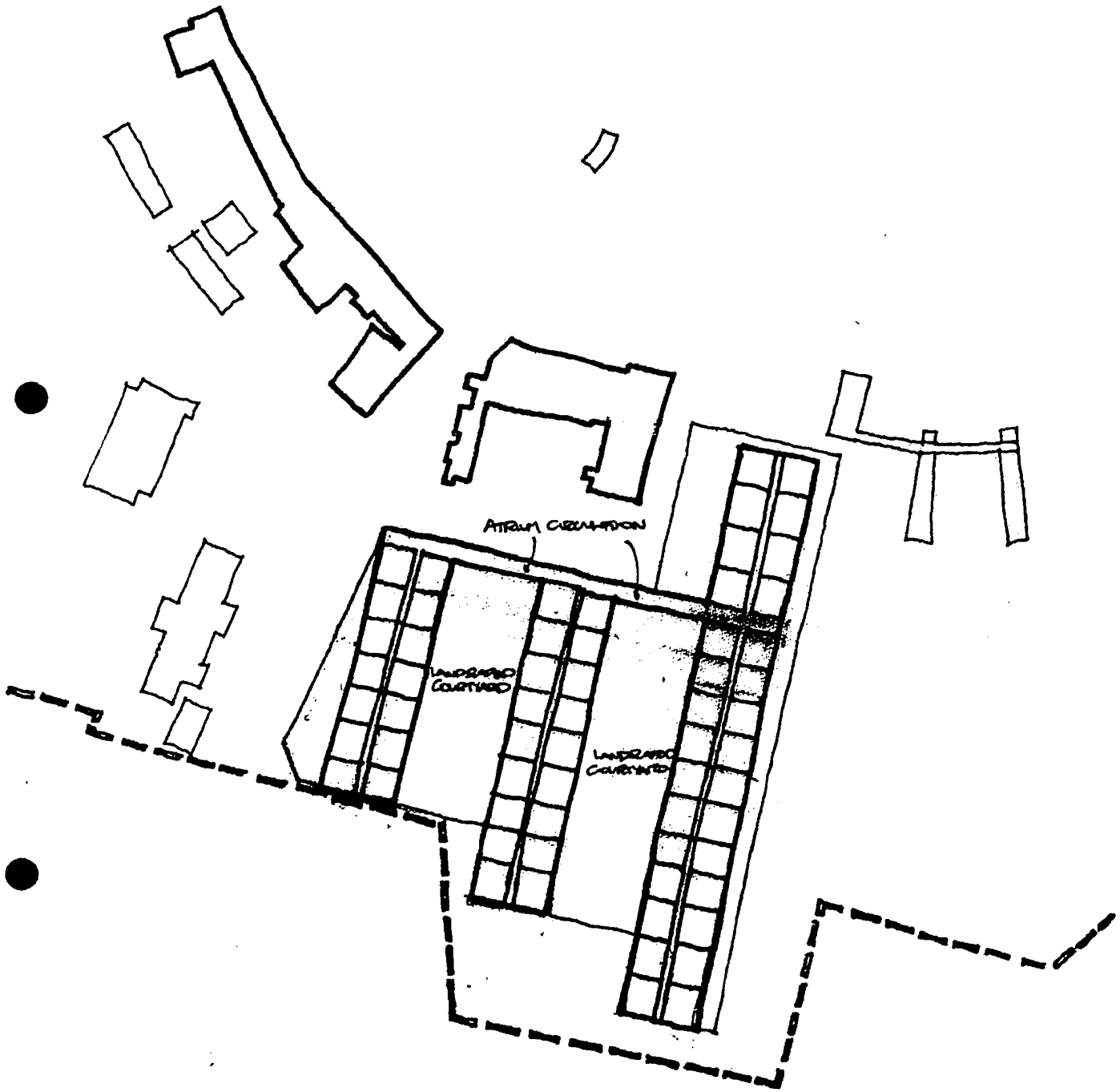


VIRGINIA WATER

FIRST FLOOR PLAN AS PROPOSED

APPROX. 1:1250
6 FEBRUARY 2006

VW 4

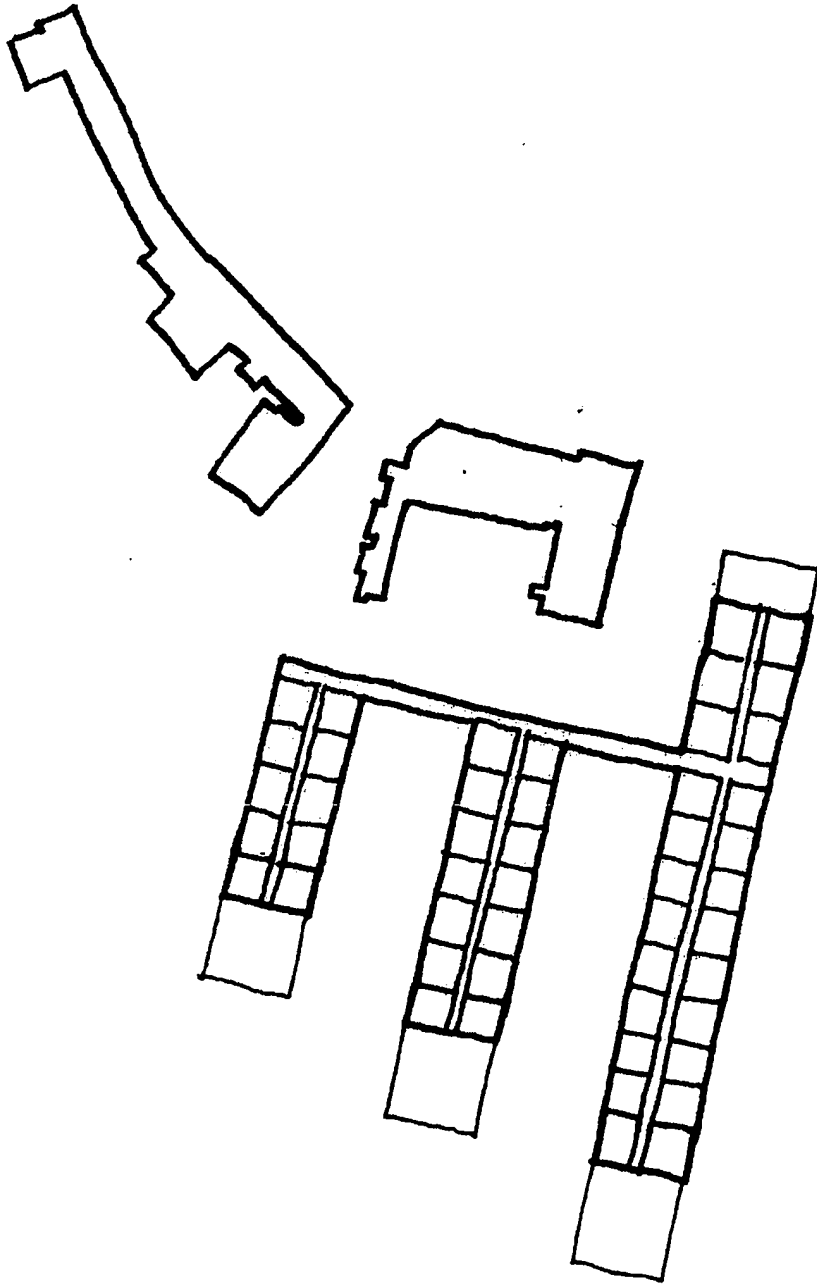


VIRGINIA WATER

SECOND FLOOR PLAN AS PROVIDED

APPX 1-1250
6 FEBRUARY 2005

VWS

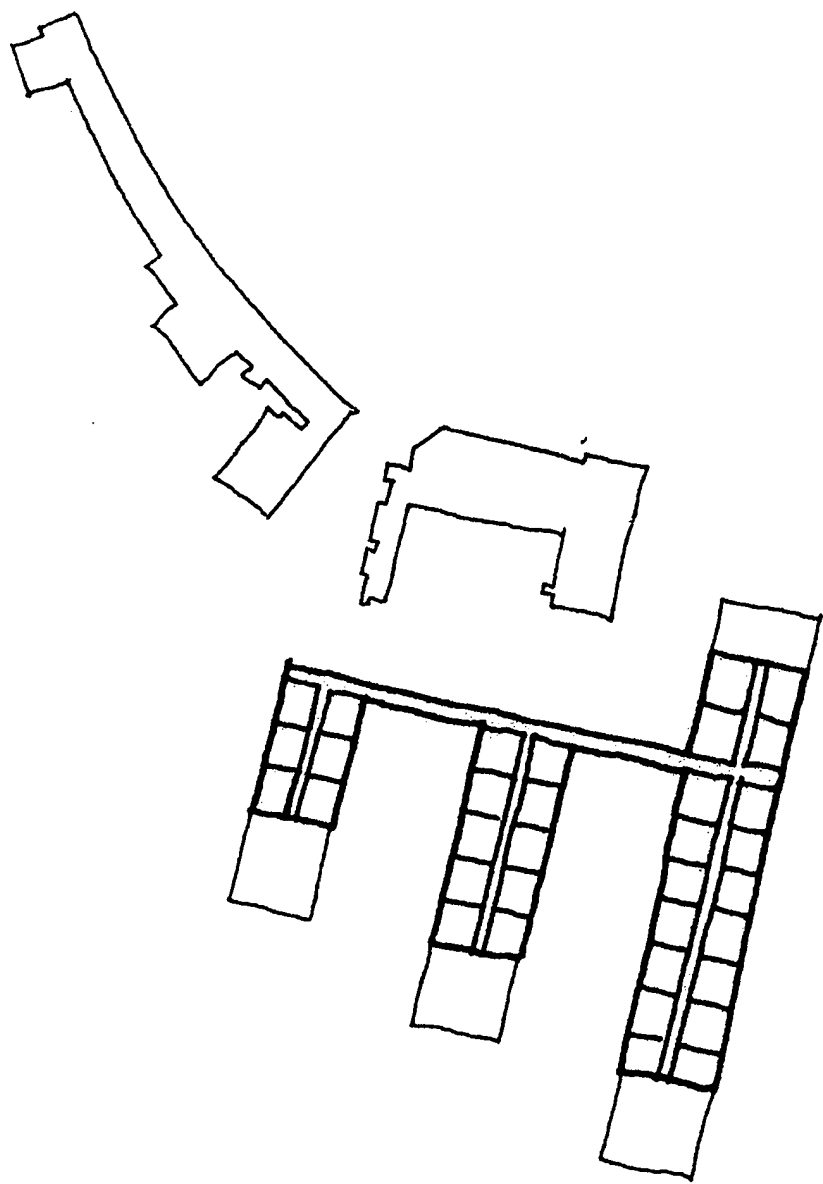


VIRGINIA WATER

THIRD FLOOR PLAN AS PROPOSED

VW 6

APPROX. 1:1250
6 FEBRUARY 2005



VIRGINIA WATER

FOURTH FLOOR PLAN AS PROPOSED

APPROX. 1:1250
6 FEBRUARY 2005

VW7