



Development, Guildford, Surrey

£20,000,000 Freehold

10 bedroom detached house for sale

Description

This compilation of core documents serves as a reference for the appeal related to the planning application identified as APP/Y3615/W/20/3260509. The planning application pertains to the redevelopment of the site to provide a 10-storey building with two basement levels, accommodating various uses including shop (A1), financial and professional services (A2), restaurant and cafe (A3), drinking establishment (A4), office (B1a), nightclub, casino (sui generis), assembly and leisure (D2 - including cinema, concert hall, and bingo hall), and student living accommodation (sui generis), along with ancillary cycle and refuse storage, landscaping, and associated works following the demolition of all existing buildings.

1. Planning Application and Supporting Documents

1.1. Planning Application Form: The initial application submitted for redevelopment, outlining the proposed development, site location, and contact information.

1.2. Design and Access Statement: A detailed document explaining the design rationale, accessibility, and how the proposed development integrates with the site and surroundings.

1.3. Architectural Plans and Elevations: Detailed architectural drawings, elevations, and floor plans of the proposed 10-storey building and basement levels.

1.4. Site Location Plan: A location map highlighting the position of the site in relation to its surroundings and the local context.

1.5. Landscaping Plan: A plan illustrating proposed landscaping features and any green spaces within the development.

1.6. Transport Assessment: An assessment detailing the anticipated impact of the development on local transportation networks, including parking provisions.

1.7. Environmental Impact Assessment (EIA): A comprehensive EIA report, evaluating the environmental effects of the proposed development on the site and its vicinity.

1.8. Noise Impact Assessment: A report outlining the anticipated noise levels generated by different aspects of the development, especially concerning A4 (drinking establishment) and D2 (leisure) uses.

2. Decision Notice and Reasons for Refusal

2.1. Decision Notice: The formal document issued by the local planning authority, explaining the approval or refusal of the planning application.

2.2. Reasons for Refusal: A statement from the local planning authority outlining the specific reasons for the refusal of the planning application.

3. Appeal Documentation

3.1. Notice of Appeal: The document officially initiating the appeal process for the proposed development.

3.2. Grounds of Appeal: A document that sets out the legal and planning grounds upon which the appeal is based.

3.3. Appellant's Statement: A comprehensive statement prepared by the appellant presenting their case and addressing the grounds of appeal.

3.4. Local Planning Authority's Statement: A response from the local planning authority addressing the appellant's statement and defending the initial decision.

3.5. Relevant Planning Policies: A compilation of relevant local and national planning policies influencing the decision and appeal process.

4. Further Submissions

4.1. Additional Documentation: Any additional documents, reports, or submissions provided by both the appellant and the local planning authority during the course of the appeal.

5. Inspector's Report and Decision

5.1. Inspector's Report: The report and recommendations provided by the planning inspector after reviewing the case.

5.2. Inspector's Decision: The final decision made by the planning inspector regarding the appeal, including the reasons for their decision.

These core documents are essential in understanding the planning application, the reasons for refusal, the grounds of appeal, and the ultimate decision of the planning inspector. They serve as a comprehensive record of the planning and appeal process for the

redevelopment of the site in question.

Tenure: Freehold

Tenure

Freehold

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