

22 August 2023



Planning Department  
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Dear Sir or Madam,

**Land at Riverhill Yard, Old Malden Lane, Surrey, KT4 7PU  
Application for Full Planning Permission Ref. PP-12374324**

On behalf of our client NSS (Worcester Park) LLP and Pines & Needles, we write to submit a full planning application for development at Land at Riverhill Yard, Old Malden Lane, Surrey. Permission is sought for:

*“Use of the site for a nursery for the propagation and growing of saplings and the associated storage and distribution of Christmas trees and the installation of a single storey modular office, storage containers, poly tunnels, hard and soft landscaping and creation of a new vehicle access”*

Please find enclosed the following document which are submitted in support of the planning application:

Document Title	Prepared by
Planning Application Form	Savills
Community Infrastructure Levy Form 1	Savills
Planning, Design and Access Statement	Savills
Arboricultural Implications Report	SJA Trees
Ecological Appraisal	FPCR
Flood Risk Assessment	SLR Consulting Ltd
Transport Statement, including Delivery and Servicing Plan and Operational Waste Management Plan	TTP Consulting
Soft Landscape Plan and UGF Masterplan	FPCR
Noise Impact Assessment	Savills
Statement of Community Involvement	Thornccliffe

The following drawings are also submitted to accompany the application:

Drawing Title	Drawing Number
Existing Block Plan	202225 003
Proposed Block Plan	202225 001
Proposed Sections	202225 002

The Application Fee of £3,298.00 (including VAT and Planning Portal Administration Fee) has been paid via the Planning Portal.

I trust that the information submitted is sufficient to assess the application and I look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to contact me.

Yours sincerely,

**Eleanor Cannon  
Savills Planning**

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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