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Assistant Head of Planning  
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17<sup>th</sup> November 2022

Dear Esme,

**BUGLE NURSERIES, 171 UPPER HALLIFORD ROAD, SHEPPERTON TW17 8SN  
APPLICATION FOR OUTLINE PLANNING PERMISSION WITH SOME MATTERS RESERVED  
PLANNING PORTAL REF: PP – 11691677**

On behalf of our Client, Angle Property (RLP Shepperton) LLP ("the Applicant"), we enclose an application for outline planning permission in respect of the Bugle Nurseries site, 171 Upper Halliford Road, Shepperton.

The description of development is:

*"Outline application with approval sought for scale, access and siting, with details of appearance and landscaping reserved, for the demolition of existing buildings and structures, removal of waste transfer facility and the redevelopment of the site for up to 80 residential units and the provision of open space and a play area, plus associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes".*

This Application comprises of the following documentation:

- Schedule of Information (Schedule WSC-1), prepared by Montagu Evans;
- Schedule 2: Drawing Schedule, prepared by Montagu Evans;
- Application Covering Letter, prepared by Montagu Evans;
- Planning Application Form, prepared by Montagu Evans;
- Location Plan, prepared by TP Bennett;
- Drawing Schedule (Schedule WSC-2), prepared by Montagu Evans;
- Existing Plans, prepared by TP Bennett;
- Proposed Plans, prepared by TP Bennett;
- Community Infrastructure Levy Form, prepared by Montagu Evans;
- Design and Access Statement, prepared by TP Bennett;
- Planning Statement, prepared by Montagu Evans;
- Air Quality Assessment, prepared by Mayer Brown;
- Updated Construction Dust Assessment, prepared by Mayer Brown;
- Landscape Visual Impact Assessment, prepared by Aspect Landscape;

- Landscaping Masterplan, prepared by Aspect Landscape;
- Flood Risk Assessment, prepared by Mayer Brown;
- Transport Assessment, prepared by Mayer Brown;
- Transport Plan, prepared by Mayer Brown;
- Archaeological Desk Based Assessment, prepared by CgMs Heritage;
- Arboricultural Report (including Tree Survey and Arboricultural Method Statement), prepared Delta Simons;
- Biodiversity Net Gain Assessment, prepared by Delta Simons;
- Preliminary Ecological Appraisal, prepared by Delta Simons;
- Flood Risk Assessment and SUDS Strategy, prepared by Mayer Brown;
- Arboricultural Impact Assessment, prepared by Delta Simons; and
- Statement of Community Involvement, prepared by Consult Communications.

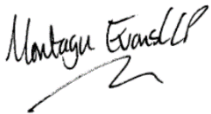
### **Application Procedure**

The Application Fee for the outline planning application equates to £14,606.00.

The application fees have been calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

Should you require any further information, please do not hesitate to contact Edward Ledwidge ([edward.ledwidge@montagu-evans.co.uk](mailto:edward.ledwidge@montagu-evans.co.uk) / 020 7866 8601), Tom Cole ([tom.cole@montagu-evans.co.uk](mailto:tom.cole@montagu-evans.co.uk) / 020 7866 8674) or ([olivia.powell@montagu-evans.co.uk](mailto:olivia.powell@montagu-evans.co.uk) / 073 4111 5403) at this office.

Yours sincerely,



**Montagu Evans LLP**