

ANGLE PROPERTY

BUGLE NURSERIES, UPPER HALLIFORD ROAD

STATEMENT OF COMMUNITY ENGAGEMENT
SEPTEMBER 2022



EXECUTIVE SUMMARY

Angle Property has undertaken a pre-application consultation process on their proposals to redevelop the Bugle Nurseries site.

Following the consent for 31 dwellings in mid-2021, part of the Bugle Nurseries site has received a draft allocation for release from the Green Belt and a development of approximately 79 new homes. Angle has been working on a more detailed scheme for 80 units which reflects the draft allocation. These proposals will see the removal of commercial buildings, hardstanding and the existing house. A public and stakeholder consultation programme ran between May and June 2022. Activities included:

- Newsletters distributed to 1,019 nearby residents, stakeholders and businesses outlining the proposals and inviting residents and stakeholders to attend a public engagement event. Residents and stakeholders were also given an opportunity to complete and return a slip on the invite with initial feedback;
- A stakeholder preview engagement event was organised and briefing meetings were offered to key stakeholders, senior councillors and planning committee councillors;
- A local public and stakeholder engagement event was organised on Friday 10th June 2022 at the Alan Freeman Trust Hall, Upper Halliford, Shepperton, TW17 8SE. Information on the proposals was available for attendees to review. Members of the consultant team were available to answer questions and feedback forms were available for attendees to complete;
- A dedicated freephone consultation line, freepost address and email address were also available to ensure stakeholders and the public could easily contact the development team.

A total of 12 feedback slips were received prior to the engagement event following the delivery of the newsletter. 28 people (including three councillors) attended the public engagement event and 11 feedback forms were collected during the event and also received by post and email after.

Overall, there was only a limited response to the newsletters posted out to local residents and businesses. 1,019 addresses received a newsletter invitation to the public engagement event, however, there were only 28 attendees which only represented 2.7% of those that received an invite. This percentage is even lower if you consider that on average more than one person lives in each address that received a newsletter.

The 11 feedback forms received only represented 39.3% of those engagement event attendees and only 1.1% of the properties that received a newsletter invite.

In our experience a lack of engagement, attendees or feedback demonstrates that only a minority of residents were interested in the proposed development. It is therefore clear the silent majority of residents who didn't engage or demonstrated limited interest in the plans, were either not interested or supported the plans.

Following submission of the planning application, the consultant team will maintain dialogue with the local councillors and stakeholders as the application is considered by officers.

OVERVIEW

Background

This previously developed site in the Green Belt has been a light industrial, storage and haulage yard with vehicle parking for many years. The rear was used as a waste transfer station. This unsightly development has caused much disturbance, noise and light pollution for local residents over many decades. Angle has organised this latest public information event to provide an update for residents following previous engagement events in 2018 and 2019.

Spelthorne Borough Council has now voted to commence consultation on their new Draft Local Plan, which means there is now hope that this local eyesore could finally see a comprehensive redevelopment.

Angle Property

Angle Property is a Buckinghamshire based privately owned development company formed in 2011. Angle has wide-spread experience in the UK, focusing on delivering high quality schemes in London and the South East.

The Proposals

Following the consent for 31 dwellings in mid-2021, part of the Bugle Nurseries site has received a draft allocation for release from the Green Belt and a development of approximately 79 new homes. Angle has been working on a more detailed scheme, for 80 units which reflects the draft allocation. These proposals will see the removal of commercial buildings, hardstanding and the existing house and will deliver:

- Much needed housing of a sensitive design, including an indicative mix of 12 no. 1 bed apartments, 15 no. 2 bed apartments, 26 no. 2 bed houses, 20 no. 3 bed houses and 7 no. 4 bed houses;
- 50% affordable housing for local people;
- Removal of a bad neighbour;
- Six acres of new landscaped public open space, a new play area & improved Green Belt;
- Biodiversity net gain;
- A major clean-up of a contaminated site in physical and environmental terms;
- A major reduction in large vehicles using local roads;
- Improved footpath connections and accessibility across the site;
- A new pedestrian crossing on Upper Halliford Road;
- Suitable parking provision for residents of the development in accordance with council guidelines.

The Importance of Engagement

Angle Property place a great deal of importance on public and stakeholder engagement and the critical need to allow local communities the ability to view and comment on development proposals.

Angle Property believe considering feedback, addressing issues and providing clarification prior to an application being submitted, greatly improves the quality of the planning application and process.

Purpose of Engagement

Engagement is vital to the planning process as it allows local communities to view and comment on proposals and for applicants to consider this feedback ahead of submission.

National planning policy encourages applicants to engage with local communities from an early stage. By addressing issues and explaining proposals prior to an application being submitted, it improves the planning process.

Background to Engagement

National Planning Policy Framework - The Government's revised National Planning Policy Framework (NPPF – published July 2021), strongly encourages organisations making proposals for new developments to engage local communities from an early stage in their work (para 40). The NPPF is informed by elements that are key to creating 'healthy' planning outcomes, all of which should include the economic, social and environmental elements within the planning process.

The Localism Act (2011) seeks to encourage local people, representatives and businesses to engage with the planning system, at a local level, to make decisions about the future growth and expansion of their own neighbourhoods. The ethos at the core of both the Localism Act and NPPF, which is in line with previous Governments reforms, is about giving local people the chance to help make decisions in their area.

Spelthorne Borough Council

Spelthorne Borough Council has set out guidance for pre-application consultation in its 'Statement of Community Involvement' (SCI).

The SCI sets out how and when the council intends to involve people, businesses and organisations in the planning process. The SCI includes how stakeholders will be involved in the review of the Local Plan, preparation of other planning documents and evidence base studies as well as the determination of planning applications.

The council has produced an updated SCI which takes account of changes to planning legislation and guidance since the previous SCI was adopted in 2015.

The SCI states:

3.7 Developers have a duty under Section 122 of the Localism Act 2011 to consult local communities and other interested parties before submitting planning applications for certain developments, such as very large-scale development. Where a public consultation has been undertaken, it is essential to include a full Statement of Community Involvement in the planning application submission. This is important for the Council to consider and understand how the relevant stakeholders have been involved and how the feedback from the consultation has been incorporated into the application proposals.

CONSULTATION ACTIVITY

The team have endeavoured to engage with all relevant stakeholders as early as possible in the consultation process. Stakeholders included neighbouring residents, key local businesses, community groups and the three ward councillors.

Meetings were offered, along with a local information newsletter which was distributed and a local engagement organised.

Officer Meetings

The consultant team met with key council officers to discuss the details of the proposals. These meetings with the council were ensure that the officers were kept updated throughout the process.

Political Stakeholder Engagement

The consultant team have maintained engagement with the local ward councillors and stakeholders throughout the whole Bugle Nurseries development process. The consultant team have also offered a briefing meeting or a chance to attend a special preview event to the councillors and stakeholders detailed below.

- Ward councillors
- Leader of the council
- Other key councillors
- Planning Committee members
- Other local stakeholders and groups

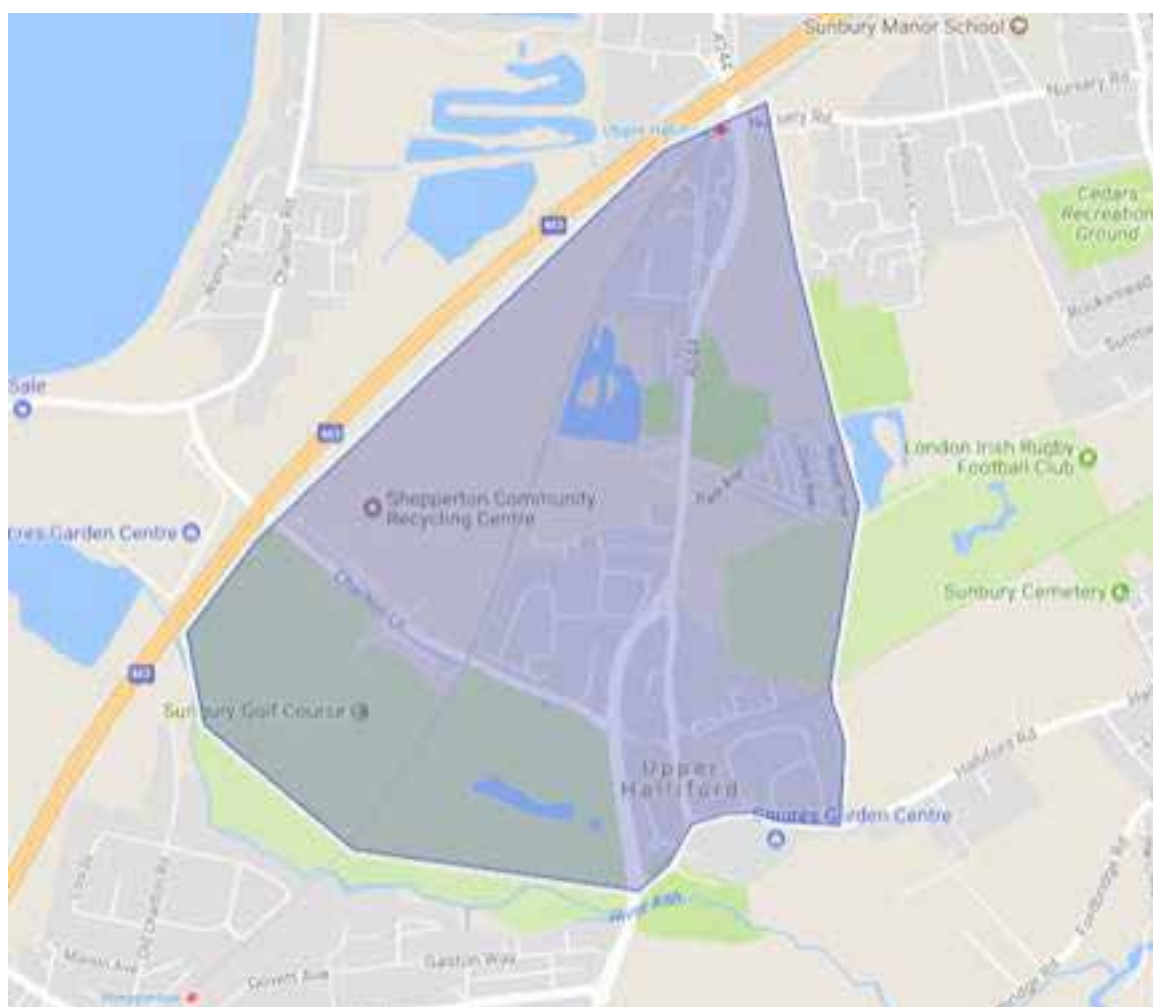
Information Newsletter Distributed to Residents

In the week commencing 23rd May 2022 an information newsletter was sent out to 1,019 residents and businesses in the local area. A map of the consultation area used can be seen overleaf.

The information newsletter outlined the background of the proposed development and invited residents to a public engagement event. There was also a return comments slip on the newsletter.

The information newsletter also made residents aware of a freephone number and email address that they could contact if they had additional questions.

See appendix 1 for a copy of the information newsletter.



Public Engagement Event

A public exhibition event was held in June 2022. Feedback was received at this consultation event which the development team have carefully reviewed prior to preparing their final proposals. A summary of the public exhibition event can be found below:

- 10th June 2022, 3.00pm - 7.00pm at: Alan Freeman Trust Hall, Upper Halliford, Shepperton, TW17 8SE.



The image above is of the consultation event held on 10th June 2022. Total number of attendees: 28, including two councillors.

A1 posters were placed in an upright A-board outside the venue to attract passers-by. Representatives were present from Angle Property and their public relations and community consultants.

See appendix 2 for a copy of the boards from the event.



FEEDBACK

The invitation and update newsletter included a 'Feedback' slip, which invited residents to complete and return the form for more information or if they had questions.

Of the 1,019 properties and businesses that received an information newsletter, feedback slips from 12 residents (1.2%) were received by the development team. This is far lower than we would have expected.

Of these 12 slips received, 3 (25%) did not support the proposals and 9 (75%) were either supportive or unsure at this stage.



Public Engagement Event Feedback

All stakeholders and residents who attended the engagement event were encouraged to complete a feedback form at the engagement event or return it following the event via the freepost address.

Of the 1,019 properties and businesses that received an information newsletter invite, 28 people attended the engagement event and only 11 people (39.2%) completed or returned a feedback form. This is far lower than we would have expected.

The following feedback section details the analysis of the feedback forms received.

See appendix 3 for a copy of the feedback form from the event.

Question 1

Feedback was given by responders in answer to - Do you support these proposals for cleaning up the site and developing new family homes, including Affordable Homes and new public open space?

90.9% (10 respondents) of those who responded supported the proposals for cleaning up the site and developing new family homes, including Affordable Homes and new public open space. Nobody objected to these plans, one respondent indicated they neither supported or objected.

Question 2

Feedback was given by responders in answer to - Do you support part of Bugle Nurseries being released from the Green Belt with a draft housing allocation?

90.9% (10 respondents) of those who responded supported part of Bugle Nurseries being released from the Green Belt with a draft housing allocation. Nobody objected to part of the site being released, one respondent indicated they neither supported or objected.

Question 3

Feedback was given by responders in answer to - Do you support proposals for a pedestrian crossing on the eastern corner of the plans?

90.9% (10 respondents) of those who responded supported proposals for a pedestrian crossing on the eastern corner of the plans. Nobody objected a pedestrian crossing in the eastern corner, one respondent indicated they neither supported or objected.



91%

of those who returned feedback supported these proposals for cleaning up the site and developing new family homes, including Affordable Homes and new public open space.



91%

of those who returned feedback supported part of Bugle Nurseries being released from the Green Belt with a draft housing allocation.

Question 4

Feedback was given by responders in answer to - Would you like us to keep you informed as the application progresses?

90.9% (10 respondents) of those who responded wanted us to keep them informed?

Question 5

Feedback was given by responders in answer to - Did you find today's pre-application engagement session informative/useful?

100% (11 respondents) of those who responded found the engagement event either informative or very informative.

Other Comments

Responders were asked whether they had any additional comments on the proposals.

Comments were mostly comments rather than questions or residents seeking further information.

A selection of the comments received are included below:

"A very attractive scheme providing much needed family housing rather than endless flats being built in Spelthorne. A great improvement on the current eyesore."

"I personally as a 32 year old father of 2 children would like the opportunity to buy one of the proposed affordable houses as we know how hard it can be to find or get property."

"Its a 'breath of fresh air'."



91%

of those who returned feedback wanted us to keep them informed as the application progresses.



100%

of those who responded found the engagement event either Informative or very informative.

CONCLUSION

Angle Property has conducted a thorough consultation and information process on the proposals for new, high quality homes on the Bugle Nurseries site.

The consultant team have carefully reviewed the requirements set out in national policy and the pre-application consultation guidelines set out in the local SCI.

An invite newsletter was sent to local residents and stakeholders ahead of the public engagement event on the plans. A dedicated telephone line and email address for local residents was also set up.

1,019 information newsletters were sent out to local residents and stakeholders.

Of the local properties and businesses that received an information and invite newsletter, 28 (2.7%) attended the engagement event and 11 people of those that attended returned completed feedback forms (39.3%).

2.7% attendance is a very limited level of attendees and feedback from only 39.3% of attendees is also far lower than we would expect to receive.

Across an average engagement period we would normally expect to see 5% attendance from the original invites sent. In our experience, a lack of engagement usually demonstrates a lack of opposition towards the proposals and tacit support.

We have carefully considered all the feedback received, as well as reviewing the proposals following the engagement event. As a result some slight changes have been made to the plans ahead of submission.

Overall, we received nearly 91% support for the plans on display from those that returned feedback. Nobody that attended the engagement event objected to the plans. The development team were very encouraged by this level of support.

APPENDICES

Appendix 1 - Invite newsletter



REDEVELOPMENT PROPOSALS

FOR BUGLE NURSERIES

Angle Property (Angle), is a development company focused on delivering high quality schemes in London and the South East.

As a local resident you may be aware Angle has been working on plans to redevelop the former Bugle Nurseries site on Upper Halliford Road in Shepperton since 2018.

Previous proposals have been developed through extensive consultation with stakeholders and local residents and the plans on this industrial, storage and haulage yard have been well supported by local residents and stakeholders. The current state of the site continues to cause much disturbance, noise and light pollution for local residents and local stakeholders.

Angle received outline planning permission for up to 31 dwellings in mid-2021 when the Planning Inspectorate granted permission at appeal, however, it was clear that many local residents want a more comprehensive approach to development on the site.

Spelthorne Borough Council has now voted to commence consultation on their new Local Plan. The Bugle site is allocated for around 79 units and our proposed scheme as shown overleaf provides 80 units, including 40 new affordable homes, with the removal of commercial buildings, hardstanding, the existing house and the creation of a 6 acre public landscaped open park for all residents.

Ahead of submitting a new planning application to Spelthorne Borough Council, Angle is keen to engage with the local community and provide an opportunity for you to view and comment upon the plans, details overleaf.

EVENT DETAILS AND FEEDBACK

Details of a planned engagement event can be found overleaf, along with details of the proposals.

In the meantime please fill in the comments slip overleaf with your thoughts and if you'd like us to keep you updated.

Please fill in the comments slip overleaf with your thoughts and either post it back to us directly or put it in an envelope using this Freepost address, no stamp required.



Freepost YOUR FEEDBACK

Appendix 1 - Invite newsletter

HAVE YOUR SAY

Angle will be holding a public information event, details of which are below:

On: Friday 10th June 2022

At: Halliford Community Centre, Upper Halliford Road, Shepperton, Surrey, TW17 8SE

Between: 3.00pm – 7.00pm

Members of the project team will be on hand to answer any questions you might have. Feedback forms will be available for you to provide your comments, which will then be reviewed.

Proposed site plan



Existing site



Indicative proposed street sections



LET US KNOW WHAT YOU THINK

Are you supportive of plans to redevelop this site by Angle Property?

Yes ☐ No ☐ Unsure ☐

Comments:

If you wish to receive updates on this project please tick this box ☐

YOUR CONTACT DETAILS

Name:

Address:

Postcode:

Email:

Telephone:

The information supplied on this form will be retained by Consult Communications Ltd on a database. The information on this form will only be used in relation to this project and may also be forwarded to Spelthorne Borough Council and/or councillors. This form will be stored and disposed of securely as required by GDPR and Data Protection.

Appendix 2 - Engagement Event Boards

THE REDEVELOPMENT OF
BUGLE NURSERIES
UPPER HALLIFORD ROAD, TW17 8SN

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WELCOME TO OUR UPDATED BUGLE NURSERIES INFORMATION EVENT

Angle Property (Angle), a development company focused on delivering high quality schemes in London and the South East, owns the freehold of the former Bugle Nurseries site on Upper Halliford Road.



This previously developed site in the Green Belt has been a light industrial, storage and haulage yard with vehicle parking for many years. The rear was used as a waste transfer station. This unsightly development has caused much disturbance, noise and light pollution for local residents over many decades.

Angle has organised this latest public information event to provide an update for residents following previous engagement events in 2018 and 2019.

Spelthorne Borough Council has now voted to commence consultation on their new Draft Local Plan, which means there is now hope that this local eyesore, could finally see a comprehensive redevelopment.

Members of the team are on hand to answer any questions you might have. You can let us know your thoughts by completing one of our feedback forms and dropping it into the ballot box provided. Alternatively, you can call our information line on 0800 121 4890.



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Appendix 2 - Engagement Event Boards

THE REDEVELOPMENT OF
BUGLE NURSERIES
UPPER HALLIFORD ROAD, TW17 8SN

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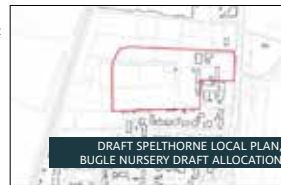
BACKGROUND

Angle has spent considerable time in recent years working on new proposals for this site and understand the importance of ensuring that this small, quality development fits in well with existing local properties.

We understand the importance that councillors place on defending the Green Belt locally, however, we have always believed that Bugle Nurseries was a unique site. After a number of planning applications which were refused, the site received outline planning permission for up to 31 homes in mid-2021 when the Planning Inspectorate granted permission for the scheme displayed at the bottom.

Spelthorne Borough Council has now voted to commence consultation on their new Draft Local Plan, which sets out how the local authority will grow and develop over the next 15 years. The Draft Local Plan includes an allocation of possible development sites where future development could be situated, including a proposed level of housing on each site.

Angle fully support the decision by Spelthorne Council to give part of the Bugle Nurseries site, highlighted within the redline plan right, a draft allocation in the draft Local Plan. This includes release from the Green Belt and a proposed residential development of approximately 79 new homes.



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Appendix 2 - Engagement Event Boards

THE REDEVELOPMENT OF BUGLE NURSERIES UPPER HALLIFORD ROAD, TW17 8SN



THE PROPOSALS

Following the consent for 31 dwellings in mid-2021, part of the Bugle Nurseries site has received a draft allocation for release from the Green Belt and a development of approximately 79 new homes.

Angle has been working on a more detailed scheme, shown below for 80 units which reflects the draft allocation. These proposals will see the removal of commercial buildings, hardstanding and the existing house and will deliver:

- Much needed housing of a sensitive design, including an indicative mix of 12 no. 1 bed apartments, 15 no. 2 bed apartments, 26 no. 2 bed houses, 20 no. 3 bed houses and 7 no. 4 bed houses;
- 50% affordable housing for local people;
- Removal of a bad neighbour;
- Six acres of new landscaped public open space, a new play area & improved Green Belt;
- Biodiversity net gain;
- A major clean-up of a contaminated site in physical and environmental terms;
- A major reduction in large vehicles using local roads;
- Improved footpath connections and accessibility across the site;
- A new pedestrian crossing on Upper Halliford Road;
- Suitable parking provision for residents of the development in accordance with council guidelines.



ELEVATION 1



ELEVATION 2



Appendix 2 - Engagement Event Boards

THE REDEVELOPMENT OF
BUGLE NURSERIES
UPPER HALLIFORD ROAD, TW17 8SN

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INDICATIVE VIEWS



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Appendix 2 - Engagement Event Boards

THE REDEVELOPMENT OF
BUGLE NURSERIES
UPPER HALLIFORD ROAD, TW17 8SN

TECHNICAL PROPOSALS

Highways and Transport

A full Transport Assessment Report will be undertaken as part of the planning application process to consider the impact of the proposals on local highways and users, and what mitigation might be required to minimise any impact on the transport network.

It is anticipated that there will be a reduction in traffic movements to and from the site when the existing commercial use is replaced by the housing development. The level of heavy goods vehicles using the site, will cease following development. We are proposing to reuse and improve the current access in the existing location.

A new pedestrian crossing at the eastern corner of our site is proposed to link the public footpath to the public park opposite, improving integration and pedestrian access.



Drainage

The Environment Agency flood risk zone map shows the site to lie within Flood Risk Zone 1 (low risk - likelihood of flooding less than 0.1% - 1 in 1,000 year return period) where housing development is acceptable.

It is also considered that the proposed development is at low risk of flooding from other sources, including overland flows, sewers and groundwater. The site drainage will be designed to mimic the existing drainage scenario taking climate change into account and thereby minimising the risk both to the site and the wider area.

A sustainable surface water drainage strategy and preliminary drainage network design will be provided as part of the application.

Trees, Environment and Ecology

A Tree Survey and Ecological Appraisal has been undertaken to inform the proposals. A major cleanup of the site in physical and environmental terms will be undertaken to improve the character and openness. It is the intention to improve the remainder of the Green Belt site by removal of the lawful waste transfer station and relandscaped bunds.

As it is, the land is currently a fairly poor habitat for wildlife. The proposals would seek to improve those habitats that already exist, and also encourage biodiversity with the creation of areas of open space and new habitats on site. New habitats will also be created within gardens and new tree planting on site.

Hedgerows surrounding the site will also be thickened with native species and regular, active management. A comprehensive landscaping scheme will be provided. Overall, we will be looking to achieve a minimum 10% Biodiversity net gain.



Appendix 2 - Engagement Event Boards

THE REDEVELOPMENT OF
BUGLE NURSERIES
UPPER HALLIFORD ROAD, TW17 8SN

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FEEDBACK AND NEXT STEPS

Thank you for taking the time to attend our engagement event for our proposals to develop this site. We hope you found it useful, and would be grateful if you would take the time to submit a feedback form and tell us what you think.

Following today's event, we will review all feedback received and, where possible and appropriate, incorporate this into the proposals as they progress.

All of the written feedback we receive from this event will be included in a Statement of Community Engagement that will be submitted to the council as part of the planning application.

Should you have any further questions or comments or if you would like to discuss the plans with the team following this engagement event, you are welcome to contact us using the details below.

Thank you.

Freephone: 0800 121 4890.



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Appendix 3 - Feedback Form

OUR PROPOSAL FOR THE REDEVELOPMENT OF
BUGLE NURSERIES
JUNE 2022



Thank you for attending our engagement event today, let us know your comments and feedback about our proposals. You can post your feedback form in the ballot box or send it to us using the Freepost address.

Full Name:	
Company / Organisation:	
Address:	
	Postcode:
Email:	Contact no:

1. Do you support these proposals for cleaning up the site and developing new family homes, including Affordable Homes and new public open space?

☐ Strongly support ☐ Tend to support ☐ Neither support nor oppose ☐ Tend to oppose ☐ Strongly oppose ☐ Don't know

2. Do you support **part** of Bugle Nurseries being released from the Green Belt with a draft housing allocation?

☐ Strongly support ☐ Tend to support ☐ Neither support nor oppose ☐ Tend to oppose ☐ Strongly oppose ☐ Don't know

3. Do you support proposals for a pedestrian crossing on the eastern corner of the plans?

☐ Strongly support ☐ Tend to support ☐ Neither support nor oppose ☐ Tend to oppose ☐ Strongly oppose ☐ Don't know

4. Would you like us to keep you informed as the application progresses?

☐ Yes ☐ No

5. Did you find today's pre-application engagement session informative/useful?

☐ Very informative ☐ Informative ☐ Uninformative ☐ Not useful at all

Do you have any other comments?

Appendix 3 - Feedback Form

PLEASE PUT COMPLETED
FORMS IN THE BALLOT BOX
AVAILABLE OR RETURN TO
ARRIVE **NO LATER THAN**
20TH JUNE 2022

Return address: Just write:
'Freepost YOUR FEEDBACK'
on the envelope, no stamp
required.

Telephone: 0800 121 4890

The information supplied on this form will be retained by Consult Communications Ltd (the data handler) on a database and will be used to compile a report to accompany the planning application. The information on this form may also be forwarded to the council. This form will be stored and disposed of securely as required by GDPR and Data Protection regulations.

If you indicated you would like to be kept informed overleaf, your contact details will be used to keep you informed about the future application and you could be contacted by letter, telephone or email. Your details will not be passed or sold to any third party. ☐

