

Tel: 020 8541 7673

Email: [planning.consultations@surreycc.gov.uk](mailto:planning.consultations@surreycc.gov.uk)

Our Ref.

Your Ref: 22/01615/OUT

Esmé Spinks  
Planning Development Manager  
Spelthorne Borough Council  
Knowle Green  
Staines-upon-Thames  
Surrey  
TW18 1XB

By email only:  
[planningdm@spelthorne.gov.uk](mailto:planningdm@spelthorne.gov.uk)



20 December 2022

Dear Ms Spinks,

**TOWN AND COUNTRY PLANNING ACT 1990  
BUGLE NURSERIES UPPER HALLIFORD ROAD SHEPPERTON TW17 8SN**

**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.**

Thank you for consulting Surrey County Council as the Minerals and Waste Planning Authority (MWPA) about the above application.

The MWPA note that the site is in close proximity to the Charlton Lane Community Recycling Centre (CRC), Waste Transfer Station (WTS) and Materials Recycling Facility (MRF). The waste management facility is safeguarded by virtue of Policy 7 of the Surrey Waste Local Plan (SWLP) 2019-2033 which sets out that development proposals in proximity to safeguarded waste facilities must demonstrate that they would not prejudice the operation of that facility. It is acknowledged however that the application site is separated from the Charlton Lane facility by a railway line, which is likely to limit any potential impacts from the waste facility which might prejudice its operation. Furthermore, the Charlton Lane facility is modern and has been designed to minimise harmful impacts, and there are other residential areas also located in close proximity to the facility.

The MWPA also note that the application site previously housed a waste transfer use operating under a Lawful Development Certificate (Ref. SP12/01060), comprising the importation, deposit and sorting of soil, hardcore, concrete and timber together with the export of processed materials. This waste transfer use no longer appears to be present on the site, however there are some piles of waste material which will need to be cleared prior to any construction taking place.

Policy 4 of the SWLP seeks to ensure that planning permission for any development is granted only where: the waste generated during the construction, demolition and excavation is limited to the minimum quantity necessary; opportunities for re-use and for the recycling of construction, demolition and excavation waste on site are maximised; on-site facilities to manage waste arising during the operation of the development are of an appropriate type and scale, and; integrated storage to facilitate reuse and recycling of waste is incorporated in the development. The documents submitted in support of planning application 22/01615/OUT do not appear to contain details relating to on-site waste and recycling facilities, or to the minimisation, reuse and recycling of construction, demolition and excavation waste.

Accordingly, the MWPA raises **NO OBJECTION** to the proposed development subject to:

1. Spelthorne Borough Council being satisfied that the proposed development gives sufficient consideration to, and would not prejudice the operation of, the Charlton Lane CRC, WTS and MRF in accordance with Policy 7 of the SWLP and Paragraph 187 of the National Planning Policy Framework (NPPF) 2021.
2. Spelthorne Borough Council being satisfied that the development includes adequate facilities for waste storage and recycling, and that adequate controls exist to ensure that waste storage and recycling is maintained and managed for the life of the development, in accordance with Policy 4 of the Surrey Waste Local Plan 2020.
3. The provision of a Waste Management Plan (WMP) demonstrating that waste generated during the construction, demolition and excavation phase of the development is limited to the minimum quantity necessary; and that opportunities for re-use and recycling of construction, demolition and excavation residues and waste are maximised, in accordance with Policy 4 of the SWLP. The WMP should be submitted to Spelthorne Borough Council for approval prior to the commencement of any construction, demolition or excavation works, and the approved WMP should be implemented as approved.

I trust the above is self-explanatory and helpful. However, should you have any questions or require further information please do not hesitate to contact me.

Yours sincerely,

Dustin Lees  
Minerals and Waste Policy Team Leader