

PD11506/EL/TC

70 St Mary Axe

London

EC3A 8BE

Tel: +44 (0) 20 7493 4002

Helen Skinner
Inquiries & Major Casework Team Leader
The Planning Inspectorate
Temple Quay
Bristol
BS1 6PN

18th July 2023

Dear Helen,

BUGLE NURSERIES, 171 UPPER HALLIFORD ROAD, SHEPPERTON TW17 8SN
APPELLANT CLARIFICATION LETTER IN RELATION TO PLANNING APPEAL REF: APP/Z3635/W/23/3325635

On behalf of our Client, Angle Property (RLP Shepperton) LLP (“the Appellant”), we have submitted a non-determination appeal to the Planning Inspectorate following the failure of Spelthorne Borough Council to determine planning application 22/01065.OUT. The Appeal relates to Bugle Nurseries on Upper Halliford Road in Shepperton.

The appeal was submitted to the Inspectorate on 10th July 2023. We write to clarify several matters in relation to the submitted appeal and to submit additional information in support of the planning appeal. This includes:

- Corrections to the appeal form;
- Providing a copy of the notice served on Surrey County Council;
- Providing the Appellant’s Statement of Case and draft Statement of Common Ground;
- Providing updated versions of “5b” and “5c” lists; and
- Providing a digital copy of all planning application documents relevant to the appeal.

The Appeal Form

Following submission of the planning appeal we wish to correct several matters on the forms that were submitted to the Inspectorate. We wish to clarify the following matters:

- Section A. Appellant Details: the Appellant for this appeal is Angle Property (RLP Shepperton) LLP which is consistent with the application forms and other application material that has been submitted with the appeal.
- Section D. Appeal Site Address: the appeal relates to an existing property known as Bugle Nurseries which is located at 171 Upper Halliford Road, Shepperton, TW17 8SN.
- Section H. Full Statement of Case: we enclose the Appellant’s Statement of Case for this appeal which includes appendices as part of the document. There is no separate list of appendices to be provided. The Appellant does intend to submit a S106 agreement with the appeal. A draft version is not available at this time, but the Appellant will appoint a solicitor in due course to act on its behalf in negotiations with the Local Planning Authority.
- Section I. Site Ownership Certificates: Certificate B applies to this appeal. The Appellant has served notice to Surrey County Council Highways as the only other ‘owner’ of land to which the appeal relates excluding the Appellant. We enclose a copy of the notice which was served under the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- Section J. Supporting Documents: we enclose a draft Statement of Common Ground to reflect that the Appellant has requested to follow the inquiry procedure. This will be subject of negotiation with the Council following the validation of this appeal.

Submitting Documents to the Inspectorate

We enclose a copy of the notice served on Surrey County Council dated 18th July 2023 and the draft Statement of Common Ground which will be progressed with the Local Planning Authority. We also provide updated versions of the following lists which are marked as Version 2 and dated 18th July 2023:

- A list of all plans, drawings and documents submitted with the application to the Local Planning Authority (the “5b” list); and
- A list of all plans, drawings and documents upon which the Local Planning Authority would have made its decision (the “5c” list).

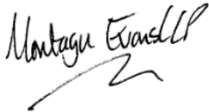
When originally submitting the appeal the Biodiversity Technical Note in Response to Surrey Wildlife Trust (dated 30th January 2023) was not uploaded. We enclose a copy of this. The subsequent Biodiversity Technical Note in Response to Surrey Wildlife Trust (dated 15th May 2023) was submitted to the Council via email on 19th May 2023 but does not appear to have been published on the Council’s website. This was uploaded and submitted to the Inspectorate.

For completeness we provide a digital copy of all appeal documents including the full suite of documents comprising the planning application. We also provide a separate copy of the documents that were not submitted when the appeal was lodged as we have outlined above.

Closing Remarks

We trust that the contents of this letter clarifies matters and that the appeal can now be validated. Should you require any further information, please do not hesitate to contact Tom Cole (tom.cole@montagu-evans.co.uk / 020 7866 8674) or Edward Ledwidge (edward.ledwidge@montagu-evans.co.uk / 020 7866 8601) at this office.

Yours sincerely,



Montagu Evans LLP