

[REDACTED]

**Cc:**  
**Subject:** FW: Planning Application Comments (22/01615/OUT)  
**Attachments:**

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-----Original Message-----

From: planningdm.representations@spelthorne.gov.uk <planningdm.representations@spelthorne.gov.uk>  
Sent: 21 December 2022 07:00

[REDACTED]

Subject: Planning Application Comments (22/01615/OUT)

[REDACTED]

A summary of your comments is provided below.

Comments were submitted at 20/12/2022 19:53:15

Application Summary

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Application Number:  
22/01615/OUT

Address:  
Bugle Nurseries, Upper Halliford Road, Shepperton, TW17 8SN

Proposal:  
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.

Case Officer:  
Paul Tomson / Kelly Walker

Customer Details

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[REDACTED]

Comments

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Submission Type:  
O - Objection

Comments:  
Bugle Nurseries, Upper Halliford Road, Shepperton, TW17 8SN

Reference: 22/01615/OUT

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.

I refer to the above application and submit the following objection comments on behalf of the Shepperton Residents' Association (SRA). The SRA supported the two previous applications to develop this site viz 19/01022/out for 43 units plus 62 bed care home and 20/00123/out for 31 units as it was considered that the proposed developments would include the removal of long-standing accumulated site contamination, which had not been dealt with by SBC or SCC enforcement officers historically, or show any willingness to do so.

Subsequently, both applications were refused by Spelthorne Council (SBC) and both were appealed by the applicant. The Planning Inspector considered both these applications at the same time. The Inspector agreed with SBC by also refusing the 19/01022/out application. The Inspector allowed the 20/00123/out application for 31 dwellings.

The part of the site to be used for these approved 31 dwellings is that part predominately previously developed land, albeit with a mixture of semi-permanent buildings and where the majority of the contaminated land exists, together with a small section of green belt toward the West of the site. In reaching his decision the Inspector seemed to have taken a similar approach with regard to the dwellings being predominately on the pre-developed area of the site.

This latest application 22/01605/out for 80 units is considered to be over-development of the site both in respect of density and, in part, mass and very significant further encroachment West into the remaining green belt/recreation area without establishing any "very special circumstances", other than a requirement to assist SBC in meeting its new residential annual build target. Not an acceptable reason within the terms of the NPPF. The proposed pedestrian access from the garage area in Bramble Close to the proposed recreation area can only become a fact if the applicant can produce ownership/permissions from the land owner. Anecdotally, local residents think the gap in garages through which the pedestrian access would be made, allege is/was Council owned (SBC or SCC?)

In the event of the application being acceptable for approval, please note the following comments:  
The 40% affordable housing units should be assured and not be subjected to a negotiated reduction.  
It is suggested that for public safety the proposed electrical substation should be located within the built area and not exposed within the proposed recreation area which is likely to be used by local children as a play area. There are case histories of balls accidentally going into substation compounds and children being tempted to climb in and retrieve them.

[REDACTED]