

**From:** Devcon Team <[devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)>  
**Sent:** Tuesday, November 21, 2023 2:04 PM  
**To:** Walker, Kelly <[K.Walker@spelthorne.gov.uk](mailto:K.Walker@spelthorne.gov.uk)>  
**Cc:** Tomson, Paul <[P.Tomson@spelthorne.gov.uk](mailto:P.Tomson@spelthorne.gov.uk)>  
**Subject:** RE: urgent Borough of Spelthorne DTS Ref: 57626- 22/01615/OUT Bugle Nurseries, 171 Upper Halliford Road, Shepperton

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Good afternoon, thank you for your email.

On further investigation it appears this pumping station is privately owned (not TW property).

Therefore please **disregard** our comment reference the sewage pumping station.

Kind Regards,

**Jim Walton**

Developer Services – Planner  
020 3577 9998  
[James.Walton@thameswater.co.uk](mailto:James.Walton@thameswater.co.uk)

Maple Lodge STW, Denham Way, Rickmansworth, WD3 9SQ  
Find us online at [developers.thameswater.co.uk](https://developers.thameswater.co.uk)



**From:** Walker, Kelly <[K.Walker@spelthorne.gov.uk](mailto:K.Walker@spelthorne.gov.uk)>  
**Sent:** Tuesday, November 21, 2023 11:56 AM  
**To:** Devcon Team <[devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)>  
**Cc:** Tomson, Paul <[P.Tomson@spelthorne.gov.uk](mailto:P.Tomson@spelthorne.gov.uk)>  
**Subject:** urgent Borough of Spelthorne DTS Ref: 57626- 22/01615/OUT Bugle Nurseries, 171 Upper Halliford Road, Shepperton

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Hello there

I hope you are well

We previously consulted you on this application and you gave the attached comments back. You note the proposal is within 20m of a pumping station, please can you let us know as a

matter of urgency where the pumping station is located, so that we can understand the concern raised – the application is subject to a Public Inquiry which starts next week

You note:-

'Waste Comments The proposed development is located within 20m of a Thames Water Sewage Pumping Station. Given the nature of the function of the pumping station and the close proximity of the proposed development to the pumping station we consider that any occupied premises should be located at least 20m away from the pumping station as highlighted as best practice in our Codes for Adoption . The amenity of those that will occupy new development must be a consideration to be taken into account in determining the application as set out in the National planning Policy Framework (NPPF) 2019 at paragraphs 170 and 180. Given the close proximity of the proposed development to the pumping station we consider that it is likely that amenity will be impacted and therefore object. Not with standing this objection, in the event that the Local Planning Authority resolve to grant planning permission for the development, we would request that the following informative is attached to the planning permission: "The proposed development is located within 20m of a Thames Water Sewage Pumping Station and this is contrary to best practice set out in Codes for Adoption (<https://www.thameswater.co.uk/developers/larger-scale-developments/sewers-andwastewater/adopting-a-sewer>). Future occupiers of the development should be made aware that they could periodically experience adverse amenity impacts from the pumping station in the form of odour; light; vibration and/or noise." Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.'

Please let me know if you need any more detail.

I look forward to hearing from you

Many thanks

Kelly Walker  
Principal Planning Officer  
01784 446348

**From:** Edward Grant <[EGrant@cornerstonebarristers.com](mailto:EGrant@cornerstonebarristers.com)>  
**Sent:** Tuesday, November 21, 2023 10:40 AM  
**To:** Tomson, Paul <[P.Tomson@spelthorne.gov.uk](mailto:P.Tomson@spelthorne.gov.uk)>; Phillip Hughes <[info@phdplanners.co.uk](mailto:info@phdplanners.co.uk)>  
**Cc:** Walker, Kelly <[K.Walker@spelthorne.gov.uk](mailto:K.Walker@spelthorne.gov.uk)>  
**Subject:** Re: 3325635 - Bugle Nurseries, 171 Upper Halliford Road, Shepperton

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Morning.

The NR doc of 10 Feb 23 shd be sent to Insp asap and added to core doc list.  
Paul / Kelly - please let us know the position re the Thames Water point.  
Please can you all look through the Insp comments on conds.

Phil - can you give me a call to discuss the effect of Cond 24 (as proposed, and as per Insp comments) on calculations and also on amenity argument.  
Many thx  
Ed

Edward Grant

Cornerstone Barristers

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S: Â 020 7242 4986 / 0333 240 0591

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[London](#)Â Â Â Â Â [Birmingham](#)Â Â Â Â Â [Cardiff](#)Â Â Â Â Â [DX: LDE 316](#)  
Chancery Lane

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**From:** Tomson, Paul <[P.Tomson@spelthorne.gov.uk](mailto:P.Tomson@spelthorne.gov.uk)>  
**Sent:** 20 November 2023 17:28  
**To:** Edward Grant <[EGrant@cornerstonebarristers.com](mailto:EGrant@cornerstonebarristers.com)>; Phillip Hughes <[info@phdplanners.co.uk](mailto:info@phdplanners.co.uk)>  
**Cc:** Walker, Kelly <[K.Walker@spelthorne.gov.uk](mailto:K.Walker@spelthorne.gov.uk)>  
**Subject:** FW: 3325635 - Bugle Nurseries, 171 Upper Halliford Road, Shepperton

**From:** Button, Jean <[J.Button@spelthorne.gov.uk](mailto:J.Button@spelthorne.gov.uk)>  
**Sent:** Monday, November 20, 2023 4:33 PM  
**To:** Tomson, Paul <[P.Tomson@spelthorne.gov.uk](mailto:P.Tomson@spelthorne.gov.uk)>; Walker, Kelly <[K.Walker@spelthorne.gov.uk](mailto:K.Walker@spelthorne.gov.uk)>  
**Cc:** Spinks, Esme <[E.Spinks@spelthorne.gov.uk](mailto:E.Spinks@spelthorne.gov.uk)>; Mounty, Russ <[R.Mounty@spelthorne.gov.uk](mailto:R.Mounty@spelthorne.gov.uk)>  
**Subject:** FW: 3325635 - Bugle Nurseries, 171 Upper Halliford Road, Shepperton  
**Importance:** High

**From:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>  
**Sent:** Monday, November 20, 2023 4:28 PM  
**To:** 'tom.cole@montagu-evans.co.uk' <[tom.cole@montagu-evans.co.uk](mailto:tom.cole@montagu-evans.co.uk)>; Edward Ledwidge <[edward.ledwidge@montagu-evans.co.uk](mailto:edward.ledwidge@montagu-evans.co.uk)>; planningdm.appeals <[planningdm.appeals@spelthorne.gov.uk](mailto:planningdm.appeals@spelthorne.gov.uk)>

**Cc:** Charles, Aisosa <[Aisosa.charles@planninginspectorate.gov.uk](mailto:Aisosa.charles@planninginspectorate.gov.uk)>

**Subject:** 3325635 - Bugle Nurseries, 171 Upper Halliford Road, Shepperton

**Importance:** High

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Good afternoon,

Please find attached a draft programme for the Inquiry, consolidated time estimates and a draft agenda for the round table session. The Inspector would welcome any comments you have on these documents. In addition, can I draw the following to your attention:

The concerns of Network Rail and Thames Water

The comments from Network Rail dated 10 Feb 2023 refer to an assessment by the 'Level Crossing Team'. This assessment has not been sent to the Inspector. Could the Council do this ASAP please. The Inspector also notes that Thames Water objected to the proposal based on the proximity of the Thames Water Sewerage Pumping Station. The Inspector will be seeking the views of the parties on this during the round table session.

Flood Risk

At Paragraph 24 of the Case Management Conference Summary Note the Inspector indicated that he wished to receive additional evidence on flood risk in the proofs and would give an indication before the Inquiry opens whether he wished to hear further evidence. I can confirm that the Inspector does wish to hear additional evidence and will address this matter as part of the round table discussion. In particular, the Inspector will wish to discuss whether a sequential test should have been carried out.

Housing Land Supply

The Inspector is in receipt of Statement of Common Ground relating to housing land supply. This confirms (Para 1.8) that the supply is in the range of 2.79 to 3.52 years and that the precise position within this range does not affect the respective weight the parties attach to the benefit of housing provision. Accordingly, the Inspector will proceed on the basis that he does not need to hear any additional evidence on the extent of the shortfall either through formal presentation of evidence or a round table discussion.

Statement of Common Ground (SOCG)

The Inspector is awaiting a final SOCG relating to those matters set out in the Paragraph 61 of the Case Management Conference Summary Note. This should be submitted ASAP.

Conditions

The Inspector has initially reviewed the suggested planning conditions and has posed the following questions. He also notes that many adopt the wording from the conditions imposed on the grant of planning permission under appeal reference APP/Z3635/W/21/3268661. Accordingly, and in the interests of consistency, the Inspector's questions below largely focus on the additional conditions recommended.

Condition 1 – Are the parties in agreement that a five-year permission is appropriate given that the case for very special circumstances includes reference to a five-year housing land supply shortage and the need to address this as soon as possible?

Condition 3 – Should the list of approved drawings include the site access plan in Appendix A of the Transport Statement?

Condition 12 – Is this condition necessary given recent changes to the building regulations?  
Condition 20 – Is this covered by ‘landscaping’ as a reserved matter?  
Condition 21 – Is this sufficiently targeted?  
Condition 22 – The Council have suggested that 9.5m is high for a two-storey building. Is there scope for a lower height?  
Condition 24 – What is meant by habitable accommodation? Perhaps the condition should say no living accommodation in the roof and no windows/openings above eaves level?  
Condition 25 – Is this necessary given Condition 3 requires the proposal to be carried out in accordance with the submitted drawings?  
The Police have recommended a condition requiring a Secured by Design assessment. Would that be necessary?  
The Air Quality Assessment includes recommended mitigation measures. Would a condition to secure these be necessary?  
The Arboricultural Survey includes recommended mitigation measures. Would a condition to secure these be necessary?  
Is a planning condition (or planning obligation) necessary to secure the Travel Plan, including the procurement of a Travel Plan Coordinator?  
Please provide the wording for any additional suggested conditions

Kind regards

Helen

**Helen Skinner** | Inquiries & Major Casework Team Leader

**The Planning Inspectorate**

Major Casework, Third Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

[helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk) | 0303 444 5531

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