

[Redacted]

Sent: 30 Jan 2023 09:00:25
To: E7@spelthorne.gov.uk
Cc:
Subject: FW: Planning Application Comments (22/01615/OUT)
Attachments:

-----Original Message-----
From: planningdm.representations@spelthorne.gov.uk <planningdm.representations@spelthorne.gov.uk>
Sent: 27 January 2023 17:10

[Redacted]

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

[Redacted]

A summary of your comments is provided below.

Comments were submitted at 27/01/2023 17:01:53

Application Summary

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

[Redacted]

Comments

Submission Type:
O - Objection

Comments:
Further to my previous comments on this Bugle Nurseries site application, made on behalf of the Shepperton Residents' Association (SRA), will you kindly accept these additional comments arising from information that has come to light and apologise for the late submission. At the request of representatives from Angle Properties the chairman of the SRA and myself have had some discussions during which they stated that the request to increase the number of 31 approved dwellings up to 79 dwellings has come from Spelthorne Council development team as now it's part of the Local Plan. I have been unable to find any confirmation of this. If this is correct it implies that if it is in the Local Plan then, as it will go to the Planning Committee because it is a green belt land application, it will go with a recommendation to APPROVE which would negate the committee's discussions. Below is an extract from the latest version of the Local Plan available on the SBC website and needs to be considered in your deliberations and in

particular I draw you attention to the first paragraph.

Local Plan Extract

Potential Mitigation If released in its entirety, the overall impact on the wider Green Belt function would be notable and its role weakened. If development is constrained to the south eastern area (including the previously developed land), the retention of the northern and western portions of the site for the creation of extensive new publicly accessible space would help to preserve the role of the Green Belt and help to maintain separation between Upper Halliford and Sunbury.

Furthermore, the parcel would offer opportunities for extensive enhancement of the green infrastructure and biodiversity which it is considered necessary in order to go some way towards mitigating the loss of Green Belt as well as maintaining the perception of separation between settlements. The parcel offers opportunities to enhance the landscape to minimise views of railway to the rest and increase perceived connections to the wider countryside to the west.

Ken Snaith (SRA)