

PROPOSED RESIDENTIAL DEVELOPMENT,
BUGLE NURSERIES,
SHEPPERTON.

Landscape & Visual Impact Assessment

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Aspect Landscape Planning Ltd
Hardwick Business Park
Noral Way
Banbury
Oxfordshire
OX16 2AF

t 01295 276066

f 01295 265072

e info@aspect-landscape.com

w www.aspect-landscape.com

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CONTENTS

1	INTRODUCTION	2
2	LANDSCAPE RELATED POLICY	4
3	BASELINE ASSESSMENT	9
4	DESCRIPTION OF THE PROPOSALS	21
5	ASSESSMENT OF EFFECTS	24
6	SUMMARY AND CONCLUSIONS	36

PLANS

ASPECT PLAN ASP1	SITE LOCATION PLAN
ASPECT PLAN ASP2	SITE AND SETTING PLAN
ASPECT PLAN ASP3	LANDSCAPE STRATEGY PLAN

APPENDICES

APPENDIX 1	ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY
APPENDIX 2	PHOTOGRAPHIC RECORD

INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Angle Property (RLP Shepperton) LLP to undertake a landscape and visual impact assessment relating to the residential-led development at Bugle Nurseries, Shepperton. The location of the Application Site is illustrated on Plan ASP1.
- 1.2. An application for up to 57 residential homes and a 72-bed care home plus associated works for landscaping, parking areas, pedestrian, cycle, and vehicular routes was submitted to Spelthorne Borough Council in April 2018. The scheme was refused in July 2018. Subsequently a second application was made in November 2018 for a revised scheme of up to 51 units and a 72-bed care home. The applicant withdrew the application prior to planning committee on the basis that this was recommended for refusal by Spelthorne Borough Council.
- 1.3. In March 2022, Angle Property (RLP Shepperton) LLP revisited the proposals and the application now comprises the demolition of existing built structures and the redevelopment of the Site for up to 80 residential units consisting of two apartment blocks containing 27 No. 1 and 2 bed apartments and 53 No. houses with a mixture of 2, 3 and 4 bedrooms along with the provision of public open space, a play area, a LAP and other associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes.
- 1.4. The purpose of this LVIA is to assess the potential effect of the revised proposals upon the receiving landscape character and visual environment. For reference the redline boundary remains as per the original application.
- 1.5. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy, and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyze the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 1.6. The assessment of effects has been derived from guidance provided within GLVIA3

(Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 1 of this document.

1.7. The Landscape and Visual Impact Assessment (LVIA) will take the following format:

- Baseline assessment – review of the existing landscape character, visual environment and landscape related policy (Section 2)
- Description of the proposals – introducing the proposed development and the associated landscape proposals and associated mitigation (Section 3)
- Assessment of effects – using an established methodology based on the guidance of GLVIA3, the potential effects of the proposals upon the existing landscape character and visual environment will be assessed (Section 4)
- Conclusions will be drawn (Section 5).

1.8. This assessment should be read with the other supporting material accompanying this outline application.

2. LANDSCAPE RELATED POLICY

National Planning Policy

National Planning Policy Framework (July 2021)

- 2.1. The revised National Planning Policy Framework (NPPF) was published in July 2021. The document sets out the Government's planning policies for England and how these are expected to be applied and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.2. Paragraph 7 states that: ***"The purpose of the planning system is to contribute to the achievement of sustainable development."***
- 2.3. Paragraph 8 states that: ***"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)"*** including ***"an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."***
- 2.4. Paragraph 11 states that: ***"Plans and decisions should apply a presumption in favour of sustainable development."***

For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b) strategic plans should, as a minimum, provide for objectively assessed needs for housing and other development, as well as any needs that cannot***

be met within neighbouring areas, unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or***
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”***

2.5. Design is dealt with in Chapter 12 which sets out the objectives for achieving “well-designed places”. Para 130 states that: “***Planning policies and decisions should ensure that developments:***

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development:***
- b) are visually attractive as a result of good architecture, layout and effective landscaping:***
- c) respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities):***

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit:***
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and***
- f) create places that are safe, inclusive and accessible, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”***

2.6. Chapter 15 deals with the conservation and enhancement of the natural environment. In particular para 174 states that: ***“Planning policies and decisions should contribute to and enhance the natural and local environment by:***

- a) protecting and enhancing valued landscapes, sites of geological value and soils (in a manner commensurate with their statutory status or identified quality):***
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland:***
- c) maintaining the character of the undeveloped coast, while improving public access to it:***
- d) minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures:***
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality; and***
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”***

2.7. The document also highlights the requirement for the conservation and enhancement of the historic environment in Chapter 16, with designated heritage assets being afforded a level of protection and conservation commensurate with its level of heritage significance. New development should take into the account the importance of the historic feature, and paragraph 197 states that: ***“In determining applications, local planning authorities should take account of:***

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation:***
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”***

2.8. The NPPF has been of material consideration as part of our assessment of the Site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

National Planning Practice Guidance (NPPG)

2.9. Those categories within the NPPG that are of relevance to landscape and visual matters in relation to this site are set out below.

Design: Process and Tools

2.10. The NPPG states that well-designed places can be achieved by taking a pro-active and collaborative approach at all stages of the planning process. The guidance sets out processes and tools that can be used through the planning system. The guidance is to be read alongside the National Design Guide.

2.11. As set out in paragraph 134 of the NPPF, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, considering any local design standards or style guides in plans or supplementary planning documents.

National Design Guide

- 2.12. The importance of design is a key focus within the guide as is the local and wider context and character of the site.

Green Infrastructure

- 2.13. The NPPG highlights the multifaceted benefits delivered through Green Infrastructure and recognises how it can be used to reinforce and enhance local landscape character and contribute to a sense of place.

Landscape

- 2.14. Finally, the NPPG refers to the NPPF and the recognition of the intrinsic character and beauty of the countryside and the provision of strategic policies to provide the conservation and enhancement of landscapes. Adverse landscape impacts are to be avoided and mitigation measures employed where necessary.
- 2.15. The NPPF and NPPG have been of material consideration as part of our assessment of the Site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

Local Planning Policy

- 2.16. The Application Site lies within the county of Surrey and is covered by policies contained within Spelthorne Borough Council's Core Strategy and Policies Development Plan Document (Adopted 26th February 2009).
- 2.17. The Site lies within the Metropolitan Green Belt but is not subject to any qualitative landscape designations. Nor is the Site subject to any ecological or heritage designations.

3. BASELINE ASSESSMENT

- 3.1. The Application Site is located to the west of Upper Halliford Road (A244), to the north-east of the built-up area of Shepperton and extends to approximately 4.84ha. Ashford Common and Sunbury-on-Thames are situated approximately 1.5km to the north of the Site and are serviced by the M3 and A308 road corridors. The Application Site is characterised by several urbanising features within proximity, including a railway line, the Shepperton Community Recycling Centre and the M3 road corridor to the west of the Site. Existing residential built form is located to the northeast, south and east of the Site. A small lake (created by past gravel extraction) is located to the north of the Site and is used for recreational activities like canoeing. The Site is illustrated within its wider setting on Plan ASP1.
- 3.2. The Site comprises two different areas: the eastern part of the Site, adjacent to Upper Halliford Road, is characterised by several residential properties and commercial business units and consists of urban features like buildings, signage, hard standings storage of materials, vehicle access and parking areas. The western part of the Site is open field consisting of several grassed paddocks and scattered scrub planting. The paddocks are subdivided by a mix of post and rail and electric tape, reflecting equestrian use. An area used for storage and movement of soil and other aggregates is located within the southwestern corner of the Site. This land use results in the presence of heavy plant and associated noise and activity. An existing internal track leads from the commercial use area of the Site and bisects the grass paddocks linking the aggregates area with Upper Halliford Road. The Site and its immediate setting are illustrated on **Plan ASP2**.
- 3.3. The Site boundaries comprise a variety of enclosure types, giving rise to a varied character. The eastern boundary of the Site which is bound by Upper Halliford Road comprises a mix of ornamental and native tree and shrub planting, with a low brick wall defining the entrance into the Application Site. The brick wall also reinforces the urbanised context of the Site.
- 3.4. The southern boundary of the Site is made up of a combination of scattered scrub and rear garden boundary fencing associated with the residential properties that

extend west, to the south of the Site. The northern boundary of the Site comprises of timber post and rail fencing adjacent to the paddocks in the west, and varying brick wall treatments adjacent to the commercial businesses in the east. Beyond this, on the other side of PRoW FP19 a tall steel palisade fence separates the Site from a tree lined lake created by past gravel extraction and now used for water sports.

- 3.5. A partially vegetated embankment or bund defines the western Site boundary. This raised landform creates a degree of separation from the wider landscape to the west. The embankment also creates a defensible edge and visual barrier between the Site and railway line. Except for some scattered non-native evergreen trees adjacent to the commercial premises and scattered scrub within the paddock, there is very little internal vegetation, and there are no obvious distinguishing landscape features.

Public Rights of Way

- 3.6. Several Public Rights of Way are located within the immediate vicinity of the Site. The most notable PRoW is FP19 which runs parallel to the northern boundary of the Site in an east / west direction. This route connects FP20 on the eastern side of Upper Halliford Road and FP 70 located on the western side of the railway line. FP20 links Upper Halliford Road to the Grange Farm residential estate and Upper Halliford Park to the east of the Site. FP70 crosses a large open field on the western side of the railway, to the west of the Site, and links with FP86 forming a loop around the Shepperton Community Recycling Centre. The localised PRoW network is illustrated on **Plan ASP1**.

Topography

- 3.7. The topography of the Site is largely flat, as is the topography to the Site's wider landscape. The only notable elevated high points are located to the southwest of the Site on Charlton Lane in the form of the engineered crossings of the M3 and railway line which passes the western boundary of the Site. The flat low-lying landform of the Site and its surrounding area offer significant visual containment of views. This is even more the case when intervening built form and vegetation are factored in. The

localised topography is illustrated on **Plan ASP1**.

Landscape Character Assessment

Natural England Character Map of England

- 3.8. A landscape assessment of the local area has been carried out which seeks to identify broadly homogenous zones that can be categorised in terms of quality and character. Natural England have produced a countrywide landscape character assessment resulting in the National Character Areas (NCA's).
- 3.9. The Site lies within the southern part of the Thames Valley character area (NCA115). The map includes large tracks of countryside which have similar characteristics in terms of landform, geology, land use and other landscape elements. The key characteristics are listed as being:
- ***“Flat and low-lying land, rising to low, river-terraced hills, which include the prominent local outcrop of chalk on which Windsor Castle sits.***
 - ***The numerous hydrological features provide unity to an area which otherwise lacks homogeny; these features include the River Thames and its tributaries, streams, lakes, canals and open waterbodies (the result of restored gravel workings).***
 - ***Farming is limited. Where it survives, grazed pasture is the major land use within a generally open, flat and featureless landscape. The field pattern is medium-scale and irregular, with smaller fields to the west. Localised areas of species-rich hay meadows provide a splash of colour in summer.***
 - ***Although densely populated and developed, pockets of woodland, open grassland, parkland, wetlands and intimate meadows provide escape and tranquillity, and include a variety of habitats supporting important populations of many species, notably stag beetle, shoveler, gadwall and other invertebrates and wildfowl.***
 - ***Towards London in the east, the natural character of the area is***

overtaken by urban influences: a dense network of roads (including the M25 corridor), Heathrow Airport, railway lines, golf courses, pylon lines, reservoirs, extensive mineral extraction and numerous flooded gravel pits.

- ***The area has an urban character, and there are very few villages of more traditional character, although almost half of the area is greenbelt land and development has been restricted in areas like Crown Estate land and Eton College grounds.***
- ***The area is important for recreation, both for residents and visitors. Historic parkland and commons provide access to green space, the Thames Path National Trail runs the length of the NCA, and a variety of activities are enjoyed on the river and other waterbodies.”***

- 3.10. The Site is influenced by many of the features of the NCA and is characterized by low lying flat land; it is adjacent to a water feature created by gravel workings; it is adjacent to an open field of wetland grasses to the west; it consists of grazed pasture; and is overtaken by urban influences including the M3, railway and Shepperton Community Recycling Centre

Surrey Landscape Character Assessment: Spelthorne Borough (April 2015)

- 3.11. In addition to the NCA, Surrey County Council have produced a district wide character assessment. The Application Site is located within the RV3: River Valley Floor character area and within the sub-character area of Ash River Valley Floor. The eastern part of the Site is located within the Urban Area which is not assessed as part of the Surrey assessment.
- 3.12. The summary and key characteristics of the landscape sub-character area are listed as being:
- ***“A level area underlain by Thames Group Clay, Silt, Sand and Gravel solid geology, on the northern edge of the Ash River floodplain.***
 - ***Consists of rough pasture, some informal paddocks, a golf course,***

school playing fields and a mobile home park.

- ***Forms rural setting and open areas around edges of settlement.***
- ***There are some small areas of woodland, tree lined roads, boundaries and lakes.***
- ***Individual mature trees, and hedgerows and hedgerow trees.***
- ***There are some open views across rough ground to the nearest tree cover, but boundary vegetation limits views elsewhere and helps filter settlement edges.***
- ***Some gaps provide views to grassed embankments of adjacent reservoir (Area RS1) or more open river floodplain character areas (Areas RF2 and RF3).***
- ***The M3 motorway and the Shepperton branch railway line cross through the western portion of the character area. A3044 road cross north-south through the centre of the character area, and other busy roads border the character area to the north.***
- ***A public footpath passes roughly east-west through the character area.***
- ***There is a Site of Nature Conservation Interest located in the north-western part of the character area, with eutrophic lakes and trees.***
- ***Tree cover filters views of built form and infrastructure to a degree, but there is heavy human influence in the form of Built-Up Areas, road and internal land uses, which prevents a sense of remoteness in this small character area.”***

- 3.13. The Site reflects many of these characteristics including a level area of rough pasture, busy roads bordering the Site, views filtered by tree cover; and the Site being under the influence of heavy human influences which prevent a sense of remoteness.

Aspect Landscape Character Assessment

- 3.14. While the NCA and more localised Character Assessments provide a good

assessment and overview of the quality and character of the landscape within which the Site is set, Aspect has undertaken a more localised landscape character assessment of the Application Site.

- 3.15. The Application Site is located to the north-eastern edge of the town of Shepperton and comprises residential and commercial land uses associated with Bugle Nurseries to its eastern part, which is serviced by the A244 Upper Halliford Road corridor, which reinforces the urban built character to the eastern part of the Site. The western part of the Site is defined by several grassed paddocks with scattered tree planting. An raised embankment (or bund) and scattered scrub vegetation define the western Site boundary which creates a degree of separation between the Site and the Shepperton Community Recycling Centre, M3 road corridor and railway line to the west of the Site.
- 3.16. The Site is characterized by urban influences on three sides with adjacent housing development to the south, northeast and east: and the railway line, embankment and recycling facility separating the Site from open ground beyond the Site's western boundary. To the north of the Site, is a large tree lined lake (former gravel extraction) that provides some local amenity including canoe slalom and boating facilities.
- 3.17. On the eastern half of the Site adjacent to Upper Halliford Road are commercial premises, signage, and car parking on the former Bugle Nurseries site. In addition to these commercial features, urbanising elements such as a telecommunications mast, access track and aggregates handling facility detract from the appearance of the Site and the immediate surrounding landscape.
- 3.18. To assess the effects on the landscape resource, the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition, provides several definitions for landscape susceptibility, landscape value and finally landscape sensitivity, as follows:
- Landscape Susceptibility: *"the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences"*

- Landscape Value: *“the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons”*; and
- Landscape Sensitivity: *“a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”*

Landscape Susceptibility

- 3.19. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is considered that the presence of the existing commercial developments within the eastern part of the Site, together with the residential developments to the south and partially to the north and east reduces the susceptibility of the Site to change resulting from further residential development. The embankment and railway corridor create a defensible edge to the Site, while the wooded setting of the lake to the northwest, separates the Site from the wider landscape. It is therefore considered that the landscape character of the Site has capacity to accommodate sensitively designed residential development. The susceptibility of the landscape resource to change of the type proposed is **low**.

Landscape Value

- 3.20. The Guidelines for Landscape & Visual Impact (GLVIA 3) sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. These factors include:
- Landscape quality (condition):
 - Scenic quality:
 - Rarity:
 - Representativeness:
 - Conservation Interests:
 - Recreation Value:

- Perceptual aspects; and
- Associations.

3.21. Table 1 below seeks to assess the value of the Site based on the Box 5.1 criteria.

Table 1: Assessment of Landscape Value of the Site

Criteria	Assessment of Value
Landscape quality (condition)	Low – The Site reflects that of its locality, comprising a mix of commercial development and paddocks. There are very few internal features of landscape merit. The boundary vegetation is not deemed to be of high quality.
Scenic quality	Low – There is some intervisibility between the Site and its localised setting. Within the context of these views, the commercial activities associated with the Site reduce the quality of the Site and, along with the residential built form to the Site, form a backdrop to the paddocks. The wider scenic quality is severely reduced with the presence of the M3 road corridor, the Shepperton Community Recycling Centre and existing residential built form to the south of the Site.
Rarity	Low – The development Site comprises commercial development and an area of paddocks. The brownfield development area reflects the urbanising components and built form to the north, south and east of the Site, whilst the paddocks form a common land use around the urban edge and are not considered rare.
Representativeness	Low – There are no landscape features of note associated with the Site that do not exist elsewhere within the wider landscape setting and it is considered that it does not contribute substantially to the representativeness of the wider setting.
Conservation Interests	Low – There is very little vegetation structure associated with the Site. Some scattered tree planting characterises the semi-improved grassland of the paddocks, while much of the planting within the eastern part of the Site is characterised by ornamental planting associated with the former nurseries and residential properties. Some longer grassland and scattered scrub on the embankment to the west of the Site, together with the lake and wooded margins to the northwest, represent the key ecological features within the immediate setting of the Site. There are no known heritage assets associated with the Site.

Recreation Value	Low – The Site is not publicly accessible, but a PROW passes along the northern boundary of the Site. The paddocks provide space for some limited equestrian activity.
Perceptual aspects	Low – The presence of the existing urbanising developments locally to the south, northeast, east and west of the Site, significantly affect the perceived tranquillity of the Site.
Associations	None – There are no known literary or historic associations with the Site.

- 3.22. In conclusion, in terms of value, the landscape in which the Site is immediately set is not formally designated. Furthermore, there are no known historic or literary associations with the Site. The Site's value is reduced by the presence of existing urban areas to the south, northeast, east and west, with the larger urbanising features of the Shepperton Community Recycling Centre and the M3 road corridor influencing the landscape to the west. The Site is located alongside the localised Upper Halliford Road streetscene and a railway corridor, which detract from the tranquillity of the Site. The Site does not include any significant landscape features of note: but is adjacent to a tree lined lake in the North (manmade – formerly gravel extraction) which is a common feature in the local area. It is acknowledged that the application Site is located within the green belt, but this is not a qualitative landscape designation, and the Site is not representative of a high quality visual or amenity space that can be found in other locations locally. Aspect concludes that the landscape value of the Site and its immediate setting is **low**.

Landscape Sensitivity

- 3.23. In terms of landscape sensitivity, there are a few factors that both influence and affect the value of the landscape character of the Site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as high, medium, low, or negligible. This considers the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

- 3.24. Considering the assessment of the various factors above, it is considered that the Site is consistent in terms of its land use, features, and elements with that of the immediate surrounding area. The Site is not remarkable, and it does not include any features which elevate it above the ordinary. The Site is not considered to represent a “valued landscape” in relation to Para 174(a) of the NPPF 2021.
- 3.25. When both value and susceptibility of the landscape resource are considered together, it is considered that the Application Site would typically be of **low** landscape sensitivity.

Visual Baseline Assessment

- 3.26. Several viewpoints have been identified to demonstrate the visibility of the Site within the localised and wider setting. The views have been informed by a thorough desk study, and field assessments. The views are taken from publicly accessible viewpoints, and though not exhaustive, are considered to provide a fair representation of the visual environment within which the Site is set. The visual analysis seeks to identify the views that will, potentially, experience the greatest degree of change because of the proposals.
- 3.27. The Photographic Record is included within Appendix 2 and the baseline studies have fully considered the various factors required, as detailed in Section 6 of the ‘Guidelines for Landscape and Visual Impact Assessment’, Third Edition (GLVIA3) published in April 2013 by the Landscape Institute and the Institute of Environmental Management and Assessment, and the Landscape Institute Advice Note 01/11.
- 3.28. The photographs were taken in April 2022 by Chartered Landscape Architects using a 35mm equivalent digital SLR camera at a 50mm focal length in line with LI Advice Note 01/11. The weather was bright with good visibility.
- 3.29. The full assessment of effects upon the visual environment and each viewpoint is detailed in section 4 of this report and the table below provides a summary of the viewpoint assessment.

- 3.30. Table 2 below identifies the locations of the identified viewpoints, together with the key receptors and considered sensitivity.

Table 2: Baseline Visual Assessment

Viewpoint	Location	Distance and Direction from Application Site	Receptors	Sensitivity
1	Upper Halliford Road (east side) south of Park Avenue	Approx 45m south-east of the Site	Motorists & users of road network including localised footpath network	Medium
2	Upper Halliford Road (east side) adjacent to Park Avenue Car park	Approx 15m east of the Site	Motorists & users of road network including localised footpath network	Medium
3	Upper Halliford Road (east side) at PRoW 19/20 crossing point	Approx 15m east	Motorists & users of road network including localised footpath network, users of PRoW network	High
4	Upper Halliford Road (east side) adjacent to Halliford Park carpark	Approx 90m north	Motorists & users of road network including localised footpath network	Medium
5	Park Avenue at eastern entrance to Park Avenue Car park opposite Stirling Avenue	Approx 95m east	Motorists, Walkers & users of localised footpath network	Medium
6	PRoW FP19 on Site's northern boundary looking south towards Site	Approx 5m north	Walkers & users of localised PROW network	High

7	PRoW FP19 in Site's norther western corner looking south-east onto Site	Approx 5m north	Walkers & users of localised PROW network	High
8	PRoW FP70 in field on opposite side of the railway looking east towards Site	Approx 150m west	Walkers & users of localised PROW network	High
9	Halliford Close looking North towards Site	Approx 50m south	Motorists & residents, users of road network including localised footpath network	Medium
10	Hawthorn Way looking North towards Site	Approx 100m south	Motorists & residents, users of road network including localised footpath network	Medium
11	Charlton Lane looking north-east towards Site at railway bridge	Approx 260m south-west	Motorists & users of road network including localised footpath network	Medium
12	Charlton Lane looking north-east towards Site at M3 bridge	Approx 550m south-west	Motorists & users of road network including localised footpath network	Medium

3.31. As is demonstrated by the visual assessment, views of the Site are localised due to the low-lying topography, existing built form, and vegetation. Where views of the Site are possible, for example along PRoW, in these views, the Site is seen within the context of the wider urban area with backdrops of housing or urban infrastructure such as roads.

4. DESCRIPTION OF THE PROPOSALS

- 4.1. Full details of the proposals are provided within the Design and Access Statement and supporting material which accompanies this application. The Proposed Site Plan is included within Appendix 3.
- 4.2. The proposed development is for up to 80 residential units, which are to be concentrated in the south-eastern part of the Site. This approach consolidates the existing residential development pattern to the south and allows a large open space to be formed that wraps around the Site's western and northern boundaries. This new open space will enjoy a southern aspect and provide an attractive corridor linking public rights of ways 19, 20 and 70, and adjacent green spaces including the lake and woodland to the north, the open ground beyond the railway line in the west and Upper Halliford park to the north-east adjacent to the A244.
- 4.3. The proposed houses will comprise of a mix of detached, semi-detached and apartment block units offering a wide range of accommodation options ranging from 1 to 4 bed properties. Many of these proposed properties will be enhanced by their setting overlooking the proposed new open space. Additionally, this will provide passive surveillance of this space and potentially improve its safety.
- 4.4. This layout has been carefully developed to respond positively to the officer's comments in relation to proposals refused in the past and in relation to the recently revised national strategy that requires a 'strategic approach to maintaining and enhancing networks of habitats and green infrastructure' Chapter 175 NPPF 2021. The layout is designed to enhance and complement the existing landscape and townscape settings.
- 4.5. The revised layout incorporates a very generous landscaped open space along the western and northern boundaries the boundaries of the Site. This space has a very clear function strategically by linking adjacent green spaces and rights of way but also locally by providing kick about areas and other amenity facilities like LAPs. The proposed setback of buildings from boundaries will ensure that the landscape setting and amenity of neighbouring properties are not compromised.

- 4.6. The Site boundary along Upper Halliford road will be significantly enhanced by the proposals as they will establish a new entrance to the open space beyond and open views into it from the road. The entrance into the open space will relate to a level crossing on Upper Halliford road. Additionally, a new apartment block will face the road and is set back from a front garden which will also contribute positively to the street scene.
- 4.7. The route of PRoW FP 19 will also be significantly enhanced by the proposed open space which will free it from the narrow-constrained route it is presently confined to.
- 4.8. It is intended that any built form on the Site would incorporate a simple palette of materials that have been informed by the local setting and vernacular.

Landscape Strategy

- 4.9. The landscape proposals seek to provide structure to the proposed residential development, connect it with the new open space, tie in new planting with the existing e.g. along boundaries, and connect the Site with green infrastructure in the wider setting. Refer to **ASP3 Landscape Strategy Plan**.
- 4.10. Internally, street tree planting, shrub planting and hedging will extend the presence of landscaping through the development, breaking up the massing of new residential buildings creating a sense of place and an attractive settlement for residents. A mix of native and ornamental species will be utilised to create a soft transition between the proposed built form and the public open space. This strategy will contribute to the sustainability of the Site and ensure the development sits well within its wider landscape context.
- 4.11. Appropriate species will be used to ensure suitability with regards to visibility splays and maintenance. Formal hedge planting will be utilised to define the private and public realm of each plot, with shrub planting creating attractive entrance gateways to plot thresholds.

- 4.12. Within the area of new public open space, in the west and north of the Site, large parkland specimen trees will be used at key nodal points and to define spaces for informal recreational. The planting of the wider space and boundaries will be native tree, shrub, and hedge species, of local provenance. This approach will create an attractive setting for the new development, that will provide greater connectivity to the local and wider green infrastructure and enhance the Site's biodiversity credentials.
- 4.13. New pedestrian linkages and paths are proposed through the new open space that will connect the development to the wider landscape to the east and west. A play area will also be provided within the new open space with the new paths linking this to the wider area.
- 4.14. The existing area used for storage and movement of soil and other aggregates, to the southwestern corner of Site, will be re-modelled to create landscaped feature mounds. These mounds will be publicly accessible and form elevated viewing areas with seating and feature planting, this earthwork will also act as an acoustic and visual barrier from the railway to the west of the Site.
- 4.15. Tree and hedge planting is proposed to the Site's southern boundary to create a defensible edge and soften the effects of the new proposals from existing developments to the south of the Site.
- 4.16. The landscape proposals have been informed by the Site's constraints and opportunities to ensure that an appropriate and high-quality landscaped setting is achieved.

5. ASSESSMENT OF EFFECTS

- 5.1. To assess the nature of the change because of the revised proposals, it is appropriate to appraise the impact of the proposed development upon the existing landscape character and visual environment within which the Site is situated.
- 5.2. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 1 of this document.

Effect upon Landscape Character

- 5.3. Having regard to the effect of the proposals upon the immediate localised landscape character, it is considered that the proposals represent a sustainable and appropriate high-quality development that can be integrated without significant harm to the RV3 Ash River Valley Floor character area.
- 5.4. The Site is located within an urban context, with development characterising the eastern part of the Site and its immediate setting to the east and south, and wider setting to the north. The proposals will introduce a high-quality residential development replacing a commercial Site which currently does little to contribute positively to the localised or wider townscape character. About half the development will be located within the brownfield part of the Site. While some existing open space will be lost to residential, this is offset by new open space replacing about half the commercial Site and creating an assessable open space adjacent to Upper Halliford Road. Presently, this commercial Site detracts from the appearance of Halliford Road, but the new open space will enhance the street scene significantly. This new open space will also better link to Upper Halliford Park on the eastern side of the road via a new pedestrian crossing.
- 5.5. The existing open space characterised by the paddocks will be mostly retained and extended to Halliford Road. It will be enhanced through the removal of fences, the

removal of the access track and aggregates facility, and the creation of a new, publicly accessible area of open space. The new open space will present opportunities for both formal and informal recreation for existing and new residents alike. The space will contain an informal kickabout area as well as a more formal fenced play area with play equipment and safety surfacing. New tree planting within the open space will create a parkland landscape and a positive setting for the development and settlement edge. It also presents opportunities to enhance biodiversity within the Site and increase connectivity with the local and wider green infrastructure including the lake in the north and new landscaping west of the railway around the newly built Shepperton Recycling Centre.

- 5.6. The established vegetation structure and mature treescape which exists along the Site's eastern boundary helps to integrate the existing built form, adjacent road corridor and settlement edge within the wider landscape. The retention and reinforcement of the existing boundary planting will assist the integration of the proposals. Presently, built form characterises the frontage onto Upper Halliford Road but the proposals present the opportunity to add a high-quality frontage to the street scene as well as make it more green and linked to adjacent open space.
- 5.7. It is concluded that the Site, in its current form, does not contribute particularly positively to the localised or wider landscape / townscape setting, the potential for adverse harm is therefore minimal. The replacement of the former commercial development with green space and a high-quality residential development is an opportunity to enhance the Site. The proposals will create a high-quality development that will enhance the character of the Upper Halliford Road street scene and establish a substantial area of public open space within the west and north of the Site. The proposals for this open space will increase local access and provide a usable amenity space that links with the wider landscape / townscape and other spaces beyond the Site boundaries. This also represents an opportunity to enhance local biodiversity through the creation of native wildflower grassland, native shrub, and tree planting.
- 5.8. The revised proposals present an opportunity to enhance the localised townscape setting of the Site through a comprehensive scheme of landscaping and a strong

approach to the building layout. The revised scheme represents a more compact, mixed, and higher density development which is set back from the adjoining street scene and is more integrated with adjacent residential development. It is concluded that the revised proposals will have a beneficial effect upon the landscape setting.

- 5.9. The proposals will generate a **medium magnitude of beneficial change** within the Site, as residential development is not uncharacteristic in the immediate setting and the **sensitivity of the landscape is low** and so the proposals will give rise to an **effect of Moderate / Minor beneficial significance**.

Effect upon the Visual Environment

- 5.10. Several viewpoints have been identified to demonstrate the visibility of the Site within the localised and wider setting. The views have been informed by a thorough desk study and several field assessments. The views are taken from publicly accessible viewpoints and although they are not exhaustive, are considered to provide a fair representation of the visual environment within which the Site is set. The visual analysis seeks to identify those views that will, potentially, experience the greatest degree of change because of the proposals. The viewpoints are illustrated on the Viewpoint Location Plan within Appendix 2.

5.11. Table 4: Effect upon the Visual Environment

Viewpoint(s)	Location	Sensitivity	Magnitude of Change	Significance of Effect at Year 1	Significance of Effect at Year 10
1	Upper Halliford Road (east side) south of Park Avenue (Approx 45m south-east of Site)	Medium	None	None	None
<p>NOTES: Viewpoint 1 is taken from the eastern side of Upper Halliford Road looking towards the Site adjacent to a bus stop layby. On the opposite side of the road are semi-detached and detached residential properties with front gardens, parked cars, and boundary fencing. Associated with these gardens are occasional boundary shrubs and mature trees. These features combine to limited views into the Site from Halliford Road.</p> <p>It is anticipated that the existing vegetation will remain after development and continue to break up the roof lines and building outlines of the Proposed Development. Additionally, new trees will be planted on Site adjacent to the proposed buildings which will mature over time and provide further containment of views. The proposed buildings will be well setback from Halliford Road at this location.</p> <p>The sensitivity of this viewpoint is medium as it will be experienced on a busy main road network, where motorists and pedestrians' attention will not be focused on the landscape.</p> <p>The proposed roof lines of the new buildings and the vehicular access to the Site will not be visible from this location due to this existing vegetation which will not change as part of the development therefore there will be a magnitude of change of None. As the boundary vegetation structure matures and the proposed vehicular access and dwellings become part of the street scene, the significance of effect will be None and will remain None over the longer term. During the winter period when the intervening vegetation is not in leaf, some barely perceived rooflines may just be visible, however due to the limited degree of intervisibility, this would not be significant in visual terms.</p>					
2	Upper Halliford Road (east side) north of Park Avenue (Approx 15m east of Site)	Medium	Medium	Moderate Beneficial	Moderate Beneficial

	<p>NOTES: Viewpoint 2 is taken from the eastern side of Upper Halliford Road looking towards the Site opposite the existing entrance into the Site. This view provides direct views into the Site from Upper Halliford Road along the existing access track. Visible on either side of this track are ad hoc commercial buildings and storage buildings that currently characterise the location. Also visible is the unmaintained entrance/ boundary vegetation at the Site's access point and signage advertising the businesses inside. Views of the vegetation associated with the paddocks can be glimpsed at the end of the entrance road. It is also possible to receive glimpsed views of the chimney associated with the Shepperton Recycling centre in the distance over the Site.</p> <p>The sensitivity of this viewpoint is medium as it will be experienced on a busy main road network, where motorists and pedestrians' attention will not be focused on the landscape.</p> <p>It is anticipated that this viewpoint will experience a medium degree of improvement after the development as poorly maintained signage, boundary vegetation and buildings presently on site are replaced with new housing and views of an improved and extended open space bordering Upper Halliford Road and the improved site entrance.</p> <p>As the boundary vegetation structure matures and the proposed dwellings become settled into the street scene, the magnitude of change will remain medium. This results in an initial significance of effect of Moderate Beneficial at Year 1, which remains Moderate Beneficial over the longer term as the proposed landscaping matures.</p>				
3	Upper Halliford Road (east side) at crossing point of PRoW 19/20 (Approx 15m east of Site)	High	Medium	Major / Moderate Beneficial	Major beneficial
	<p>NOTES: Viewpoint 3 is taken from the east side of Upper Halliford Road opposite to PRoW FP19 which passes along the Site's northern boundary. This viewpoint shows the north-eastern corner of the Site and the existing boundary vegetation along the edge of the western pavement.</p> <p>The sensitivity of this viewpoint is medium as it will be experienced on a busy main road network, where motorists and pedestrians' attention will not be focused on the landscape.</p> <p>In terms of the effect of the proposals on these viewpoints, the creation of a new open space in the northern part of the Site will result in the opening and maintenance of the boundary vegetation with new pedestrian crossing point and entrance into the site visible from this location. New buildings will be seen in the context of this new open space and will be set back from Upper Halliford Road and contained by new planting. The proposal is to give the new open space an attractive built edge of overlooking residential buildings.</p> <p>It is anticipated that this viewpoint will experience a major / medium degree of improvement after the development as poorly maintained boundary vegetation and boundaries are removed and replaced with new planting, improved pedestrian access, an open space and housing set back from Upper Halliford Road.</p> <p>As the vegetation structure matures and the proposed dwellings become settled into the street scene, the magnitude of change will increase to Major. This results in an initial significance of effect of Moderate Beneficial at Year 1, which increases to Major Beneficial over the longer term as the proposed landscaping matures.</p>				

4	Upper Halliford Road (east side adjacent to Halliford Park Car Park (Approx 90m north of Site))	Medium	None	None	None
	<p>NOTES: Viewpoint 4 is taken from the eastern side of Upper Halliford Road looking towards the Site adjacent the entrance into the Halliford Car park behind. On the opposite side of the road are relatively modern flats, terraced and semi-detached residential properties fronting Upper Halliford Road with small set back gardens and low boundary walls. Associated with these gardens are occasional boundary shrubs and mature trees. The strong two storey building line dominates this viewpoint with a restricted and distant view of the corner of the Site further down Upper Halliford Road.</p> <p>It is anticipated that the existing buildings and vegetation will remain the same after development and continue to contain views towards the Site. The only slight change that may be visible would be the new pedestrian crossing further down the road, but this is not likely to be significant due to distance.</p> <p>The sensitivity of this viewpoint is medium as it will be experienced on a busy main road network, where motorists and pedestrians' attention will not be focused on the landscape.</p> <p>The Site will remain distant in this viewpoint and will not be visible from this location due to intervening buildings which will not change as part of the development therefore there will be a magnitude of change of None. As the boundary vegetation structure matures and the proposed vehicular access and dwellings become part of the street scene, the significance of effect will be None and will remain None over the longer term.</p>				
5	Park Avenue at eastern entrance to Park Avenue Car park opposite Stirling Avenue (Approx 95m east of Site)	Medium	None	None	None
	<p>NOTES: Viewpoint 5 is taken from Park Avenue looking west towards the Site which is located beyond the vegetation at the rear of the car park in the fore ground. This vegetation is a dense and tall evergreen hedge of Leylandii limiting views of the Site from this location and of the car park from Upper Halliford Road.</p> <p>The sensitivity of this viewpoint is medium as the viewpoint is taken from a minor side road used by motorists and pedestrians in the context of an established residential area where built form is apparent.</p> <p>The proposed roof lines of the new buildings and the vehicular access to the Site will not be visible from this location due to their set back from Upper Halliford road, new planting and the existing evergreen vegetation which will not change as part of the development therefore there will be a magnitude of change of None. As the boundary vegetation structure matures and the proposed vehicular access and dwellings become part of the street scene, the significance of effect will be None and will remain None over the longer term.</p>				

6	PRoW FP19 on Site's northern boundary looking South towards Site (Approx 5m south)	Medium	High	Major / Moderate beneficial	Major beneficial
	<p>NOTES: Viewpoints 6 is taken from PRoW 19 on the northern boundary of the Site looking south through a disused access gate onto the Site. The existing view shows a poorly surfaced commercial yard with a range of parked vehicles including lorries, trailers, and cars with associated one storey depot building that looks in a poor state of repair.</p> <p>In terms of the effect of the proposals on this viewpoint, the depot and yard will be demolished with the creation of a new open space in the foreground and line of new residential properties facing this space in the mid-ground. The open space and the front gardens will be characterised by new landscaping and tree planting. The PRoW will be connected to the open space with boundaries and gates removed.</p> <p>It is anticipated that this viewpoint will experience a major / medium degree of improvement after the development with the unattractive commercial activities replaced by new open space and housing with new planting and improved pedestrian access.</p> <p>As the vegetation structure matures and the proposed dwellings become settled into the street scene, the magnitude of change will increase to Major. This results in an initial significance of effect of Moderate Beneficial at Year 1, which increases to Major Beneficial over the longer term as the proposed landscaping matures.</p>				
7	PRoW FP19 in Site's north-western corner looking south-east on to Site (approx. 5m north)	High	Medium	Major / Moderate beneficial	Major beneficial

	<p>NOTES: Viewpoint 7 is taken from the north-western corner of the Site looking east over the Site. This viewpoint shows the open fields and horse paddocks at the rear of the Site that can only be glimpsed from Upper Halliford Road through the entrance to the yard. The horse paddocks consist of timber fenced boundaries, rough grazing and scattered hawthorns, birch and other self-seeded trees and shrubs.</p> <p>It is anticipated that this view will be improved by the proposals with the open green space largely retained with fewer boundaries and new housing replacing the unattractive mix of poorly maintained commercial buildings and vehicles. The ad hoc business units which presently detract from the greenery and open space of the horse paddocks will be replaced and the new building frontage will be designed to relate well and enhance its setting by complimenting the re-planted and re-designed open space which will provide residents with new amenity uses. The proposals will create a more naturalised open space removing remaining ornamental evergreen species and incorporating more native species and trees.</p> <p>It is anticipated that this viewpoint will experience a major / medium degree of improvement after the development with the unattractive commercial activities replaced by new open space and housing with new planting and improved pedestrian access.</p> <p>As the vegetation structure matures and the proposed dwellings become settled into the street scene, the magnitude of change will increase to Major. This results in an initial significance of effect of Moderate Beneficial at Year 1, which increases to Major Beneficial over the longer term as the proposed landscaping matures.</p>				
8	PRoW FP70 from field on opposite side of the railway looking east towards Site (approx. 150m west of Site)	High	Negligible	Moderate / minor adverse	Minor adverse
	<p>NOTES: Viewpoint 8 is taken to the west of the Site from PRoW FP70 located in the field to the west of the railway line. This field consists of clumpy marshland grasses and surrounds the Shepperton waste recycling facility. The viewpoint looks back across the railway line towards the western boundary of the Site. A large earth bund with scattered tree planting contains views of the Site from this direction. The bund protects the Site from the noise of railway traffic on the line which passes the western boundary of the Site.</p> <p>No rooflines or buildings beyond the bund can be seen from this viewpoint and the Site itself is hidden from view. It is anticipated that after development this will remain the case as the proposed buildings are in the south-eastern corner of Site are set back from the bund. However, as these proposed buildings are two storeys so it may be possible that initially, before vegetation matures or during winter, there may be partial views of rooflines over the bund. The proposal will create an improved open space behind the bund which will contain additional tree and shrub planting therefore there will be a magnitude of change of Negligible. Initially, the significance of effect change will be Moderate / minor adverse but as vegetation matures this will become Minor adverse over the longer term.</p>				
9	Halliford Close looking north towards Site (approx. 50 m south)	Medium	Low	Moderate / Minor adverse	Minor adverse

	<p>NOTES: Viewpoint 9 is taken from Halliford Close, a residential street to the south of the Proposed Development. The viewpoint shows the view looking north towards the Site between established residential buildings. Between these buildings, the existing boundary vegetation of the Site can be glimpsed. This consists of a mature Oak tree and younger possibly self-seeded species like Ash and Sycamore.</p> <p>It is anticipated that the proposed new residential houses may be visible between the houses on Halliford Close, but boundary vegetation will be retained and there will be new planting on the boundary to limit views of the new houses and break up building outlines. The new houses will be viewed in the context of an established residential area.</p> <p>The sensitivity of these viewpoints is medium, as they are taken from within an adjacent residential area whose occupiers may have oblique views of the Site. Most views will be glimpsed by people passing by in vehicles or walking past as pedestrians.</p> <p>It is anticipated that this view will experience a Low magnitude of change as housing is already an established land use in this location and the proposal includes additional landscaping and tree planting that will reduce visual impact. This will result in an initial significance of effect of Moderate / Minor adverse at Year 1, which will decrease to Minor adverse over the longer term as the proposed landscaping matures.</p>				
10	Hawthorn Way looking North towards Site (approx. 100 m south of Site)	Medium	Low	Moderate/ minor beneficial	Moderate beneficial
	<p>NOTES: Viewpoint 10 is taken from Hawthorn Way, a residential street to the south of the Proposed Development. The viewpoint shows the view looking north towards the Site between two storey residential buildings. Between these buildings, the existing boundary vegetation of the Site can be glimpsed. This consists of evergreen species including Leylandii and Pine possibly associated with the property gardens as well as lower hedgerow species associated with the boundary of the Site.</p> <p>It is anticipated that this view will not change after the implementation of the development as part of the Site boundary will remain open space. New tree planting may be visible between the houses on Hawthorn Close and boundary vegetation will be retained.</p> <p>The sensitivity of this viewpoint is medium, as it occurs from within an adjacent residential area whose occupiers may have oblique views of the Site. Most views from the public realm will be glimpsed by people passing by in vehicles or walking past as pedestrians.</p> <p>It is anticipated that this view will experience a Low magnitude of change the proposed housing will not extend into this area and housing the adjacent land on Site will remain open space location. The proposal includes additional landscaping and tree planting that will have a positive visual impact. This will result in an initial significance of effect of Moderate / Minor beneficial at Year 1, which will increase to Moderate beneficial over the longer term as the proposed landscaping matures.</p>				

11	Charlton Lane at railway bridge looking north towards Site (Approx 260m south-west)	Medium	None	None	None
	<p>NOTES: Viewpoint 11 is taken from an elevated position on Charlton Lane looking towards Site from the bridge over the railway line. The western boundary of the Site can be seen adjacent to the railway line in the distance and consists of evergreen and deciduous tree species. The rest of the Site can not be seen due to intervening vegetation and residential buildings south of the Site. There are several mature trees in the gardens backing on to the railway line that are evergreen and mature and these limit views to the north. Additionally, in the foreground two storey houses with prominent pitched roofs and chimneys prevent views towards Site from the South.</p> <p>The sensitivity of this viewpoint is medium, as it occurs from an adjacent residential area and most views from the public realm will be glimpsed by people passing by in vehicles or walking past as pedestrians.</p> <p>The proposed roof lines of the new buildings and the vehicular access to the Site will not be visible from this location therefore there will be a magnitude of change of None. As the boundary vegetation structure matures and the proposed vehicular access and dwellings become part of the street scene, the significance of effect will be None and will remain None over the longer term.</p>				
12	Charlton Lane at M3 bridge looking north-east towards Site (Approx. 550m west of Site)	Medium	None	None	None
	<p>NOTES: Viewpoint 12 is taken from an elevated position on Charlton Lane looking towards Site from the bridge over the M3 motorway. The vegetation associated with the M3 consists of mature tree planting and prevents views of the Site from this location.</p> <p>The sensitivity of this viewpoint is medium, as it occurs from an adjacent residential area and most views from the public realm will be glimpsed by people passing by in vehicles or walking past as pedestrians.</p> <p>The proposed roof lines of the new buildings and the vehicular access to the Site will not be visible from this location therefore there will be a magnitude of change of None. As the boundary vegetation structure matures and the proposed vehicular access and dwellings become part of the street scene, the significance of effect will be None and will remain None over the longer term.</p>				

5.12. As an overview, views of the Site are well contained through a combination of established vegetation cover and intervening built form associated with the immediate urban setting. As such, views of the proposals will be highly localised and

limited to short sections of Upper Halliford Road and the PRow FP19 that traverses the northern boundary. Where views of the Site are available, the proposals will generally be an improvement on the existing land use which is dominated by poorly maintained commercial units and car parking. Additionally, the open space and fields that presently exist on site will be opened with boundaries reduced and access increased. There will be a significant amount of new landscaping and tree planting to improve the setting for the new residential properties. While the proposals will result in a change in land use, the new residential dwellings are in keeping with the existing context of neighbouring residences and will not harm the context of their setting, indeed it is considered that views from Upper Halliford Road, will be improved by the proposals. Within the wider setting, there is existing brownfield and commercial land as well as residential buildings. Views to the Site are limited by vegetation associated with existing infrastructure including the M3 and the railway as well as the housing areas and parks to the south and west. In the wider context, it is considered that the effect of the development will be none rather than adverse - generally the Site is well hidden and cannot be seen.

- 5.13. Proposed planting to the open space adjacent to the new houses will provide a robust and sympathetic landscape edge and will assist in creating an appropriate transition between the urban townscape setting of the Site and the wider area. It is considered that the landscape proposals represent an enhancement within the context of the Site, replacing non-native species with a more appropriate scheme of native planting and street trees that will soften the perceived edge and enhance the setting of the newly created public open space.

Effect upon landscape related policy

- 5.14. Both national and local policy guidance seeks to ensure that proposed development should promote good design which responds to the character of the setting ensuring that the proposals are integrated within their context. It is considered that the proposals comply with the aims and objectives of the NPPF and Spelthorne Borough Council's adopted Core Strategy landscape related policies.
- 5.15. The Site is not considered to be located within a valued landscape in the context of

Para 170(a) of the NPPF. The Site is already characterised by the commercial use to the eastern part of the Site and existing adjacent residential development. Several design solutions have been included which ensures the high-quality design of the built elements befits the localised landscape character. It is considered that the proposed development can be integrated in this location without significant harm to the intrinsic character of the landscape setting of Spelthorne.

- 5.16. It is acknowledged that the Site is located within the green belt and while this is principally a planning designation used to control development, Aspect have been asked to assess the potential effect of the proposals upon the openness of the green belt. The main Application Site comprises a developed, brownfield site characterised by several buildings surrounded by hardstanding. These presently give the Site an urban appearance from Upper Halliford Rd detracting from longer distance views to the west and reducing the existing perception of openness within the Site.
- 5.17. It is considered that the proposals will enhance the perceived openness of the green belt by creating open and green east west views across the Site from Upper Halliford road to the open land beyond the railway. The proposals comprise a robust scheme of residential properties which are a mix of detached, semi-detached and apartment units. The proposed built form is located within the distinctly more urban character of the south-eastern part of the Site, with the layout and orientation of development along with proposed landscaping creating a better transition with the existing residential area to the south. The proposals also present an opportunity to enhance the Site through the removal of areas of unattractive hardstanding and their replacement with landscaped public and private open space.
- 5.18. The western open space (horse paddocks) part of the Site, which is currently hidden from view from Upper Halliford road, will be restored and re-landscaped, and extended to Upper Halliford road to provide an extensive area of public open space more in keeping with a green belt area. This represents a local recreation and biodiversity enhancement and ensures that the openness of this part of the green belt is not compromised. It is concluded that the proposals will not harm the perceived openness of the green belt.

- 5.19. The Site is an appropriate location, and the application proposals will create social and environmental benefits; a high quality of design that is commensurate with the landscape setting; and enhancements to the localised and wider landscape character that improve its future sustainability.

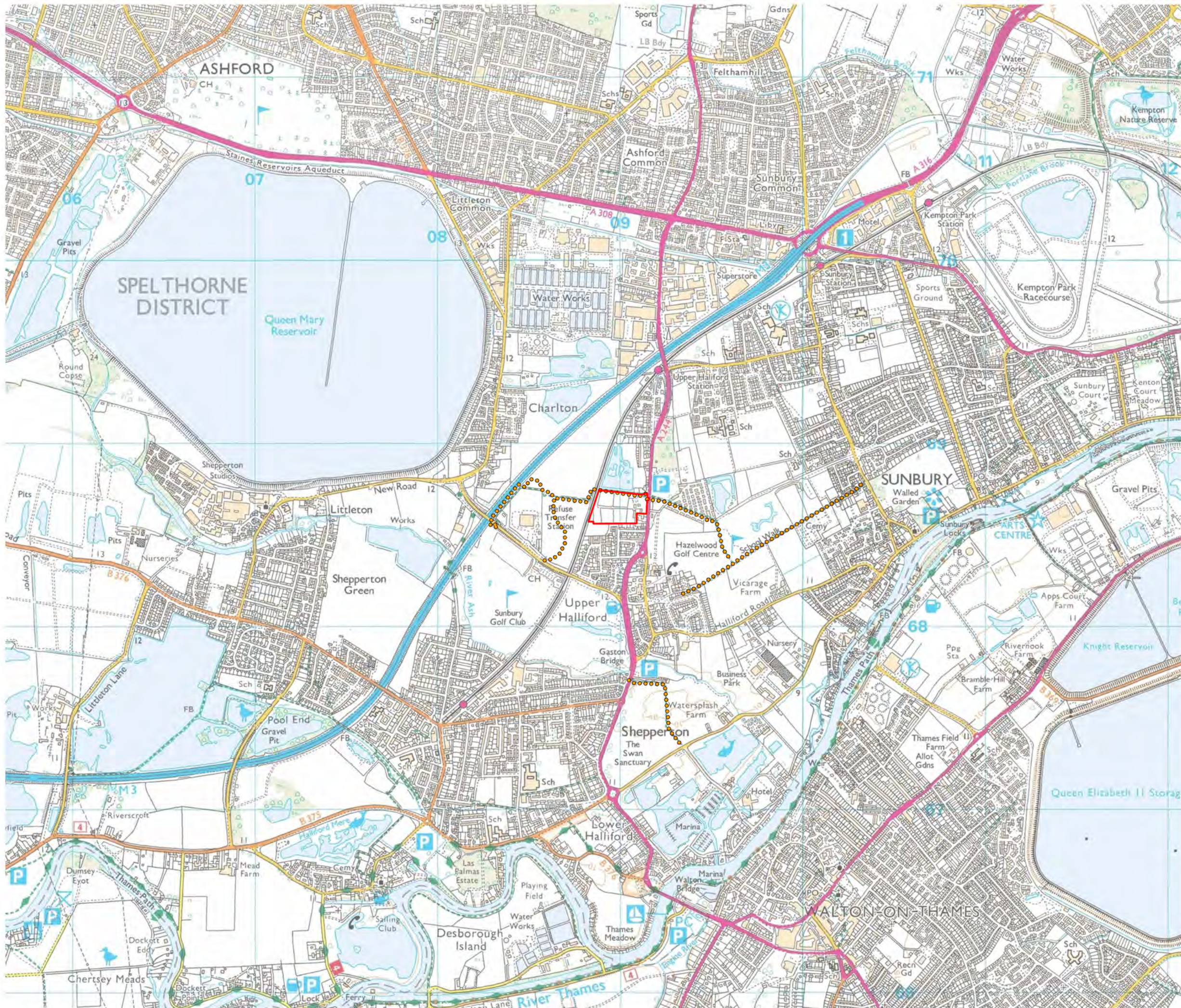
6. SUMMARY AND CONCLUSIONS

- 6.1. Aspect Landscape Planning Ltd has been appointed by Angle Property (RLP Shepperton) LLP to undertake a landscape and visual impact assessment relating to a revised application seeking the development of up to 80 dwellings on land at Bugle Nurseries, Shepperton.
- 6.2. The Site is currently characterised by a mixed commercial development and several properties, which are located within the eastern part of the Site, while the western part is characterised by several paddocks and an aggregate processing facility. The Site character is influenced by the existing urban areas to the east and south, as well as the presence of several urbanising features including a railway, recycling centre and the M3 motorway corridor. Views of the Site are highly localised because of existing vegetation, built form, and earthworks associated with the railway line adjacent to the western boundary. Where visible, the existing commercial uses are evident as is the backdrop of residential development.
- 6.3. The Site is not considered to represent a “valued” landscape with reference to para 170(a) of the NPPF. It is acknowledged that the Site lies within the metropolitan green belt, but the proposal will extend open space and link it better with other surrounding open spaces like Upper Halliford Park and the new landscaping being constructed around the Shepperton Community Recycling Centre.
- 6.4. In terms of the effect of the proposals upon the receiving landscape character, it is concluded that the Site, in its current form, does not contribute positively to the localised or wider landscape and townscape setting. The replacement of the former commercial development with improved open space and a high-quality residential development represents an opportunity to significantly enhance the whole Site. The proposals will enhance the character of the Upper Halliford Road streetscene and local access to public open space and the wider green infrastructure network. The landscape proposals within the western and northern parts of the Site will also enhance local biodiversity and improve public access to it. Residential development is not uncharacteristic in the immediate setting, and it is considered that the proposals will enhance the localised townscape. It is therefore concluded that the

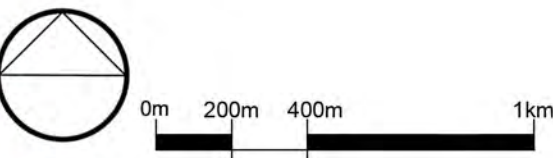
proposals will not give rise to any adverse effects upon the landscape character setting and will instead have a beneficial effect upon it through the significant enhancement of the open space within it.

- 6.5. In terms of the effect of the proposals upon the receiving visual environment, views of the Application Site are well contained through a combination of the low-lying flat topography, established vegetation cover, intervening built form associated with the immediate townscape setting and earthworks associated with the railway line. As such, views of the proposals will be highly localised. Where they are available, the proposals will integrate new housing very successfully into the surrounding landscape in keeping with the existing built form and urbanising components. While the proposals will result in a degree of change within localised views, they will not harm the context of these views and it is considered that the nature of this effect will be beneficial rather than adverse. Indeed, within the context of the immediate Upper Halliford Road streetscene, the proposals present an opportunity to enhance the road corridor frontage and will give rise to beneficial visual effects as the proposed landscaping matures.
- 6.6. It is considered that the Application Site and receiving environment have the capacity to accommodate the revised proposals. The proposals will not result in significant harm to the landscape character or visual environment, indeed they present an opportunity to enhance the local townscape setting and views, and, as such, it is considered that the proposed development can be successfully integrated in this location and is supportable from a landscape and visual perspective.

ASPECT PLANS



NOTES:
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- Key:
- Application Site Boundary
 - Public Right of Way

A	23.03.22	Update to latest comments	BS	JB
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

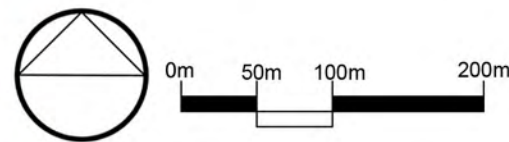
TITLE
Bugle Nurseries, Shepperton
Site Location Plan

CLIENT
Angle Properties

SCALE 1:20,000@A3	DATE JULY 2019	DRAWN SB	CHK'D BS
DRAWING NUMBER 6500 / ASP1	REVISION A		



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Key:

Application Site Boundary

Public Right of Way

A	23.03.22	Update to latest comments	BS	JB
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
Bugle Nurseries, Shepperton
Site & Setting Plan

CLIENT
Angle Properties

SCALE 1:5,000@A3	DATE JULY 2019	DRAWN SB	CHK'D BS
DRAWING NUMBER 6500 / ASP2		REVISION A	

APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

1. Baseline study

Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.

This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative / adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

Assessing effects

Landscape Sensitivity

- 1.4. The sensitivity of a particular landscape in relation to new development is categorised as very high, high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society. The following table explains each threshold and the factors that make up the degree of sensitivity.

Table 1: Landscape Sensitivity Thresholds

Sensitivity	Definition
Very High	Landscape resource where there is a very high susceptibility to change. Landscapes would be considered of very high value, have a high degree of intimacy, strong landscape structure, a high sense of intactness and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be Nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, AONB's etc.
High	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
Low	Landscape resource where there is a low susceptibility to

	change. Landscapes would be considered of low value, and contain evidence of previous landscape change.
Negligible	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

Visual Sensitivity

- 1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as very high, high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

Table 2: Visual Sensitivity Thresholds

Sensitivity	Definition
Very High	Viewers on public rights of way whose prime focus is on the high quality of the landscape around, and are often very aware of its value. Examples include viewers within nationally designated landscapes such as National Parks or AONB's.
High	Viewers on public rights of way whose prime focus is on the landscape around, or occupiers of residential properties with primary views affected by the development. Examples include viewers within regional/local landscape designations, users of National Trails, Long Distance Routes or Sustrans cycle routes, or the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

Effect Magnitude

- 1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.

Table 3: Magnitude of Change

Magnitude	Effect Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
No Change	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

Significance Threshold

- 1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Substantial, Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

Table 4: Significance of Effect

Significance	Threshold Definition
Substantial	A very high magnitude of change that materially affects a landscape or view of national / international importance that has little or no ability to accommodate change.
Major	A high magnitude of change that materially affects a landscape or view that has limited ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.
- 1.9. In terms of assessing whether the effects are significant or otherwise, it is noted that para 5.56 of GLVIA3 states that there are no “hard and fast rules” about what makes a significant effect. For the purposes of this assessment significant landscape or visual effects are those effects considered to be greater than moderate.

Table 5: Measuring Significance of Effect

		Sensitivity of Receptors				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate	Moderate/ Minor	Minor	Negligible	Negligible/ None

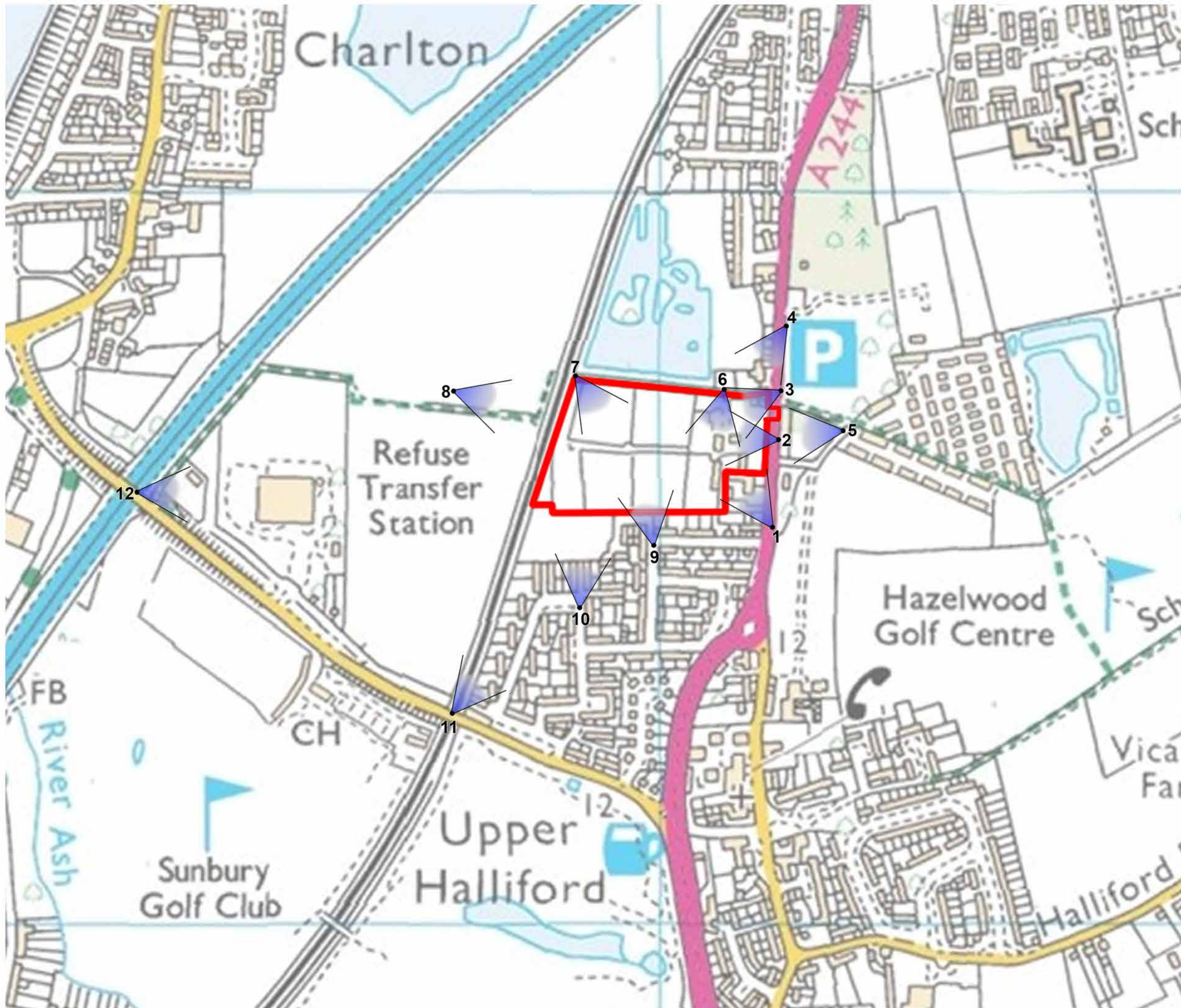
- 1.10. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.11. A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

Assessing cumulative effects

- 1.12. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

APPENDIX 2

VISUAL ASSESSMENT



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0m 50m 100m 200m

Key:

- Application Site Boundary
- Viewpoint Location

REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

TITLE
Bugle Nurseries, Shepperton
Viewpoint Location Plan

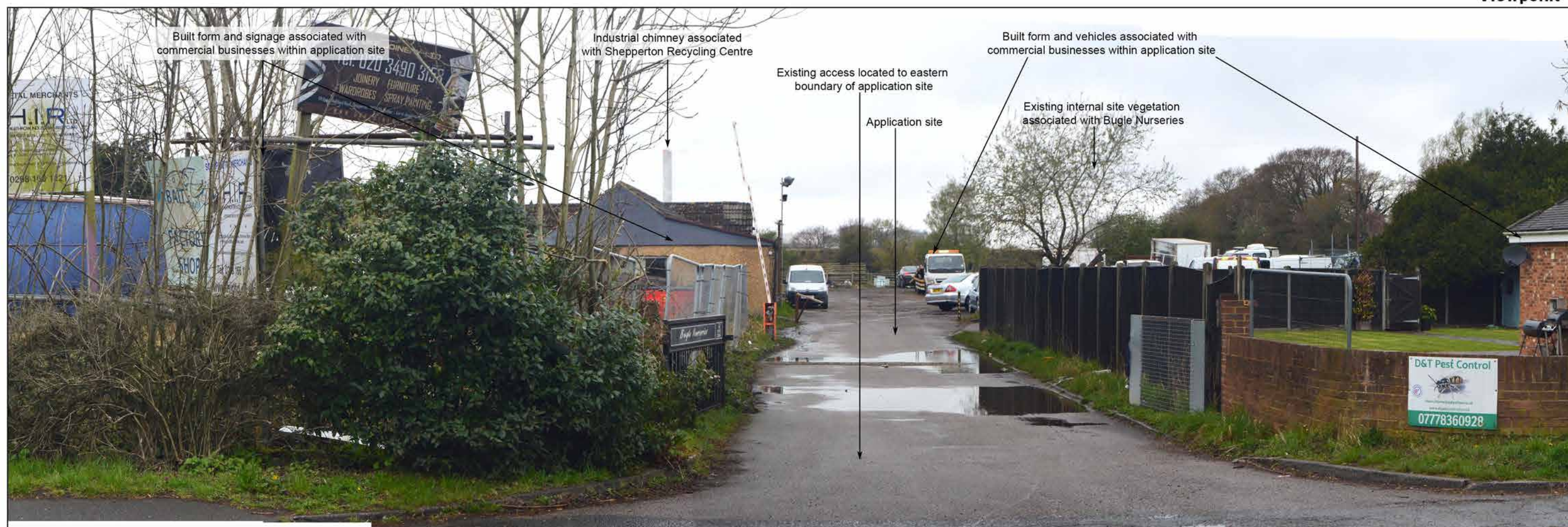
CLIENT
Angle Properties

SCALE	DATE	DRAWN	CHK'D
1:5000@A3	APR 2022	SB	BS

DRAWING NUMBER	REVISION
6500 / VLP	



Viewpoint 1



Viewpoint 2



Viewpoint 3



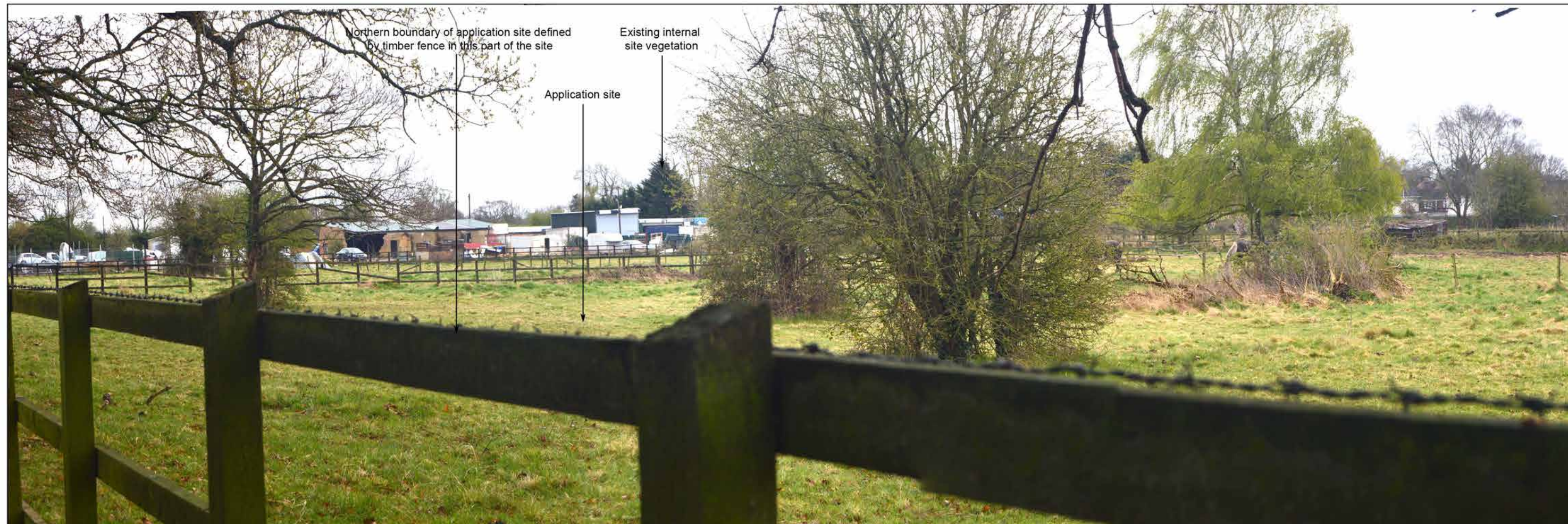
Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11



Viewpoint 12

APPENDIX 3

LANDSCAPE STRATEGY PLAN



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- Key:
- Application Site Boundary
 - Proposed Existing Vegetation
 - Proposed Street Tree Planting
 - Proposed Garden Tree Planting
 - Proposed Open Space Trees Planting
 - Proposed Ornamental Shrub Planting
 - Proposed Native Shrub Planting
 - Proposed Feature Shrub Planting
 - Proposed Ornamental Hedge Planting
 - Proposed Playspace
 - Proposed Wildflower

D	09.11.22	Updated to latest layout	AS	CJ
C	21.3.22	Updated to latest layout	SB	CJ
B	11.4.18	Landscape updated to new layout	BS	AM
A	10.4.18	Landscape updated to client comments	BS	AM
REV	DATE	NOTE	DRAWN	CHK'D

REVISIONS

Public Open Space Potential

Bike Trails
Play Mounds
Natural Play Features
Walking and Cycle Ways
Viewing Mounds

Native Planting

BRAMBLE CLOSE

Downy Birch
Hazel, Hawthorn,
Holly, Blackthorn,
Oak, Hornbeam,
Rowan, Elder,
Dogwood, Privet,
Bird Cherry, Crab Apple.

Native and Ornamental Planting Within Residential Areas

Aucuba japonica
Choisya ternata
Ceanothus 'Concha'
Cistus x corbariensis
Escallonia 'Apple Blossom'
Euonymus fortunei
Genista lydia
Hebe 'Red Edge'
Hebe 'Green Globe'
Lavandula angustifolia
Perovskia 'Blue Spire'
Potentilla 'Red Ace'
Photinia 'Red Robin'
Viburnum davidii
Vinca minor

aspect landscape planning

TITLE
Bugle Nurseries, Shepperton
Landscape Masterplan

CLIENT
Angle Properties

SCALE 1:1000 @ A3	DATE MAR 2018	DRAWN BS	CHK'D AM
DRAWING NUMBER 6500/LM / ASP4.0		REVISION D	

landscape planning • ecology • arboriculture

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Aspect Landscape Planning Ltd
West Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 276066
F: 01295 265072
E: info@aspect-landscape.com
W: www.aspect-landscape.com