

BUGLE NURSERIES,  
171 UPPER HALLIFORD ROAD,  
SHEPPERTON

## **Summary Landscape & Visual Proof of Evidence**

Chris Jenkinson BA (Hons) DIP LA CMLI

**Local Authority Reference:**  
22/01615/OUT

**Appeal Reference:**  
APP/Z365/W/23/3325635

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## 1. SUMMARY AND CONCLUSIONS

- 1.1. My name is Chris Jenkinson. I hold a Bachelor of Arts with Honours Degree in Landscape Architecture and a Post Graduate Diploma in Landscape Architecture from the University of Gloucestershire. I am a Chartered Member of the Landscape Institute (CMLI). I am an Associate Director at Aspect Landscape Planning Ltd, a practice that provides landscape planning and design services to the private and public sectors.
- 1.2. I have been with Aspect Landscape Planning Ltd since 2005 and soon after its inception. Over the past 18 years I have advised on landscape issues relating to renewables, health care, residential, retail, commercial and employment schemes. Many of the sites I have advised clients on are in, or adjacent to, sensitive areas including Green Belt, Areas of Outstanding Natural Beauty, Historic Parks and Gardens, National Parks, Conservation Areas, and areas containing Listed Buildings.
- 1.3. The evidence I have prepared represents my professional opinion on the objective and subjective aspects of the development in relation to landscape and visual effects. Based on my knowledge, I believe the facts stated in this evidence are true and accurate and I have complied with my professional Code of Conduct.
- 1.4. I am instructed by Angle Property (RLP Shepperton) LLP ("the Appellant") to provide specialist landscape and visual evidence for the public inquiry in respect of land at Bugle Nurseries on Upper Halliford Road, Shepperton. The Appeal relates to an outline planning application 22/01615/OUT on land at Bugle Nurseries, Upper Halliford Road, Shepperton.
- 1.5. The appeal is made following the failure of Spelthorne Borough Council to determine the application. As such no specific landscape and visual related reasons for refusal were put forward by the Council at the time of the appeal. The Council's SoC (**CD3.5**) states that if an appeal had not been lodged against non-determination, the application would have been recommended for refusal and the reasons for refusal will form the basis of the Council's case in relation to the appeal.
- 1.6. This includes the assertion within Reason for Refusal 1 that ***"It will result in the site having a more urban character, will diminish the openness of the Green Belt and conflict with the purposes of including land within in it."***

- 1.7. The application was supported by a Landscape and Visual Impact Assessment (LVIA) (**CD1.15**) that was drawn up and accords with GLVIA3, which fed into and informed the development of the layout to ensure a landscape led approach is achieved. At no time has the Council challenged the methodology within the LVIA during the application, the conclusions of which I support.
- 1.8. The principle of residential development on the Site is established and there is consent of the redevelopment of the Site for up to 31 dwellings (Ref: 20/00123OUT / APP/Z3635/W/21/3268661). The consented scheme did not constitute inappropriate development within the Green Belt as the development was contained to the area of previously developed land within the Site.
- 1.9. In addition, the Appeal Site has also been identified as an appropriate location for potential expansion within the emerging draft Local Plan (**CD6.1**) which includes a strategic gap to maintain openness to the north and west, which the Appeal seeks to reflect.
- 1.10. It is common ground between the Council and the Appellant that the Appeal Site's contribution to the wider landscape is limited due to the current degraded and bad neighbour uses and the visually and physically enclosed nature of the Site, and that the proposed development will not result in significant adverse effect on landscape at either a national or district level.
- 1.11. The LVIA concluded that the proposals can be accommodated without significant adverse effects upon the localised or wider landscape setting which the appellant maintains is an accurate assessment.
- 1.12. Whilst it is acknowledged that the proposals would change the visual environment within the context of the Appeal Site, the proposals have been carefully developed to incorporate a large area of landscaped public open space that reflect the emerging draft Local Plan allocation for a strategic gap and includes substantial new landscaping offering localised landscape and biodiversity benefit.
- 1.13. In terms of the visual environment, the LVIA (**CD1.15**, Section 6) concluded that the proposals can be integrated without significant long term adverse effects to the receiving visual environment, a conclusion which the appellant maintains.

- 1.14. The landscape and visual impacts of the proposals are localised and very limited due to the ordinary and degraded nature of the landscape and strong visual containment of the Appeal Site.
- 1.15. In terms of openness it is considered that whilst there will be some change to the visual aspect of openness, this will be a betterment to the existing situation and the consented scheme by retaining additional land open in the northern portion of the Site and securing its openness and use as open space into the future. In terms of spatial openness whilst there will be an increase in the footprint, floor space and volume of the built form that will affect the spatial openness, there will also be a reduction in hardstanding and the waste transfer area will be removed, and the built form will be disposed in such a way as to reduce the impact of the development on the openness of the Green Belt. Combined with the overall increase in the extent of green space and the 'rebalancing' of the Site to contain development to the south east, this effectively offsets the impact on spatial openness.
- 1.16. Overall, it is evident that the numerous wider benefits of the Appeal Proposal result in betterment in terms of visual and spatial openness and the perception of openness, particularly within the northern portion of the Appeal Site and when viewed from Upper Halliford Road and the PRow. This improved state of openness will be a notable benefit to the Green Belt function in this location over and above that of its current function.
- 1.17. The Appeal Proposals seek to respond to and reflect the Council's own aspirations for the Site set out in the emerging draft LP allocation which makes better use of the current Site and secures enhancements to the Green Belt.
- 1.18. In addition, the Appeal Proposals are in line with the Government's objectives with specific reference to Paragraph 137 and 145 of the NPPF as there will be permanence to the openness provided by the northern and western open space, and by positively enhancing the beneficial use, providing access, outdoor sport and recreation, retaining and enhancing landscapes, visual amenity and biodiversity, and improving damaged and derelict land.
- 1.19. In conclusion, in my professional opinion, the proposals can be integrated without significant harm to the character or appearance of the landscape or substantial harm to the openness of the Green Belt. The proposals will not cause an unacceptable level of visual intrusion beyond the boundaries of the Appeal Site and will provide benefits to the existing degraded nature of the Appeal Site. The inclusion of the landscape buffer

and strategic gap to the north and west will maintain and enhance the level of openness and permanence to this when viewed from Upper Halliford Road to the east.

- 1.20. It is concluded that the proposals are supportable from a landscape and visual perspective. I therefore respectfully request that the appeal be upheld, and planning permission granted.

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