
BUGLE NURSERIES, 171 UPPER HALLIFORD ROAD, SHEPPERTON

Landscape & Visual Statement of Common Ground

27.11.2023

Appeal Ref: **APP/Z3635/W/23/3325635**

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

Areas of Agreement

The following landscape and visual related points are agreed between parties:

1. The application was supported by a GLVIA3 compliant Landscape and Visual Impact Assessment (LVIA) prepared by Aspect Landscape Planning Ltd (*Ref: 6500.LVIA.009.VF, Nov 2022*).
2. There was no objection to the application on landscape and visual grounds.
3. The Council does not challenge the methodology within the LVIA during the application. No alternative site specific qualitative landscape assessment has been undertaken by Spelthorne Council. However, the Council disputes the findings of the submitted LVIA regarding the extent that it conflicts with the Council's assessment of visual impact in the context of the impact on the openness of Green Belt.
4. The selection of Viewpoints contained within the LVIA are considered to be representative of the Site and its landscape context and there was no request for any additional Viewpoints. Static viewpoints are not a substitute for the kinetic experience walking around the appeal site and experiencing the site and area.
5. The extant permission establishes the principle of residential development on part of the Appeal Site.
6. The Appeal Site is partially previously developed land which includes a number of single storey low quality buildings and bad neighbour existing uses. The road frontage south of the access road and area west of the existing workshops and hardstanding is not previously developed land.
7. The immediate setting to the Appeal Site includes main road & rail corridors, allotment gardens, parkland, countryside, a lake; built form to the north east, south east and south and open land to the west, north west and east.
8. The occupants of neighbouring dwellings including those in Halliford Close and along Upper Halliford Road together with users of the neighbouring footpaths would have a high sensitivity to visual change.
9. The Appeal Site's contribution to the wider landscape is limited due to the visually and physically enclosed nature of the Site. Longer distance views of the Appeal Site are limited.
10. The Appeal Site does not contain any notable landscape features that elevate it above that of ordinary countryside and is not covered by any qualitative landscape designations at a national

or local level and is not considered to represent a “valued landscape” with reference to para 174(a) of the NPPF.

11. The landscape susceptibility, landscape value and landscape sensitivity of the Appeal Site and its immediate setting is low.
12. The assessment of landscape susceptibility, landscape value and landscape sensitivity of the Appeal Site were not disputed by the Council during the course of the application.
13. The Appeal Proposals will not result in significant adverse effect on the landscape at either a national or district level.
14. The Proposed developable area is restricted to the south eastern portions of the Appeal Site with Public Open Space to the north and west.
15. The Appeal Proposals will retain a degree of openness in the northern and western portions of the Site. The openness of parts of the south eastern part of the site and the road frontage south of the access road will be lost in perpetuity.
16. The Appeal Proposals offer opportunities for betterment in landscape character through the removal of the low quality existing uses and remediation of part of the Site.
17. The illustrative landscape strategy for the scheme demonstrates that subject to the imposition of suitable conditions the Appeal Proposals could result in a net increase in green infrastructure and positive benefits in terms of landscaping.
18. Subject to the imposition of conditions and the provision of a suitable scheme the Appeal Proposals are capable of delivering biodiversity net gain on the Site.

Signed:



Name: **Chris Jenkinson, Aspect Landscape Planning Ltd**

Date: 27 / 11 / 2023

For and on behalf of the Appellant.

Signed:



Name: **Paul Tomson**

Date: 27 / 11 / 2023

On behalf of Spelthorne Borough Council.