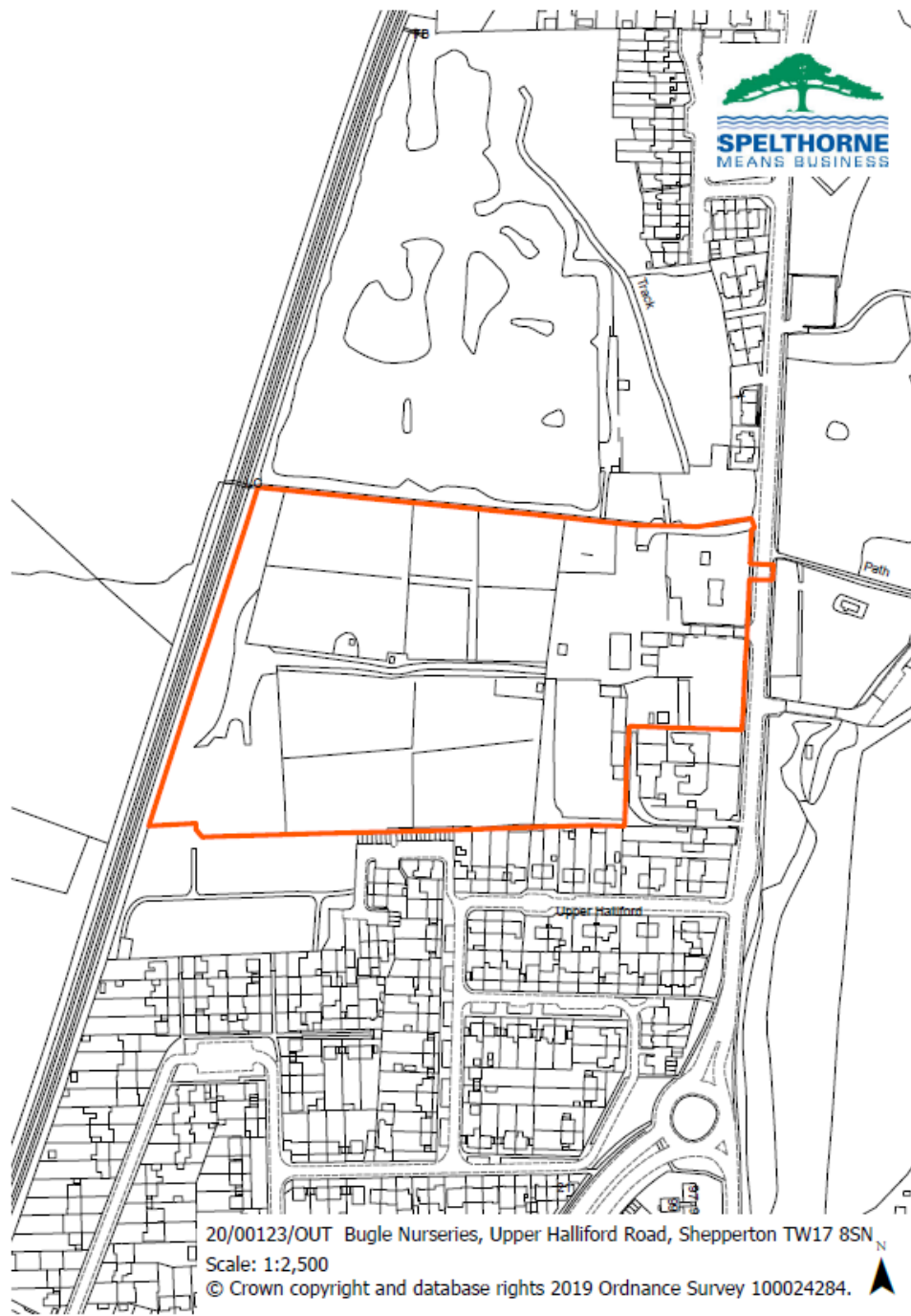
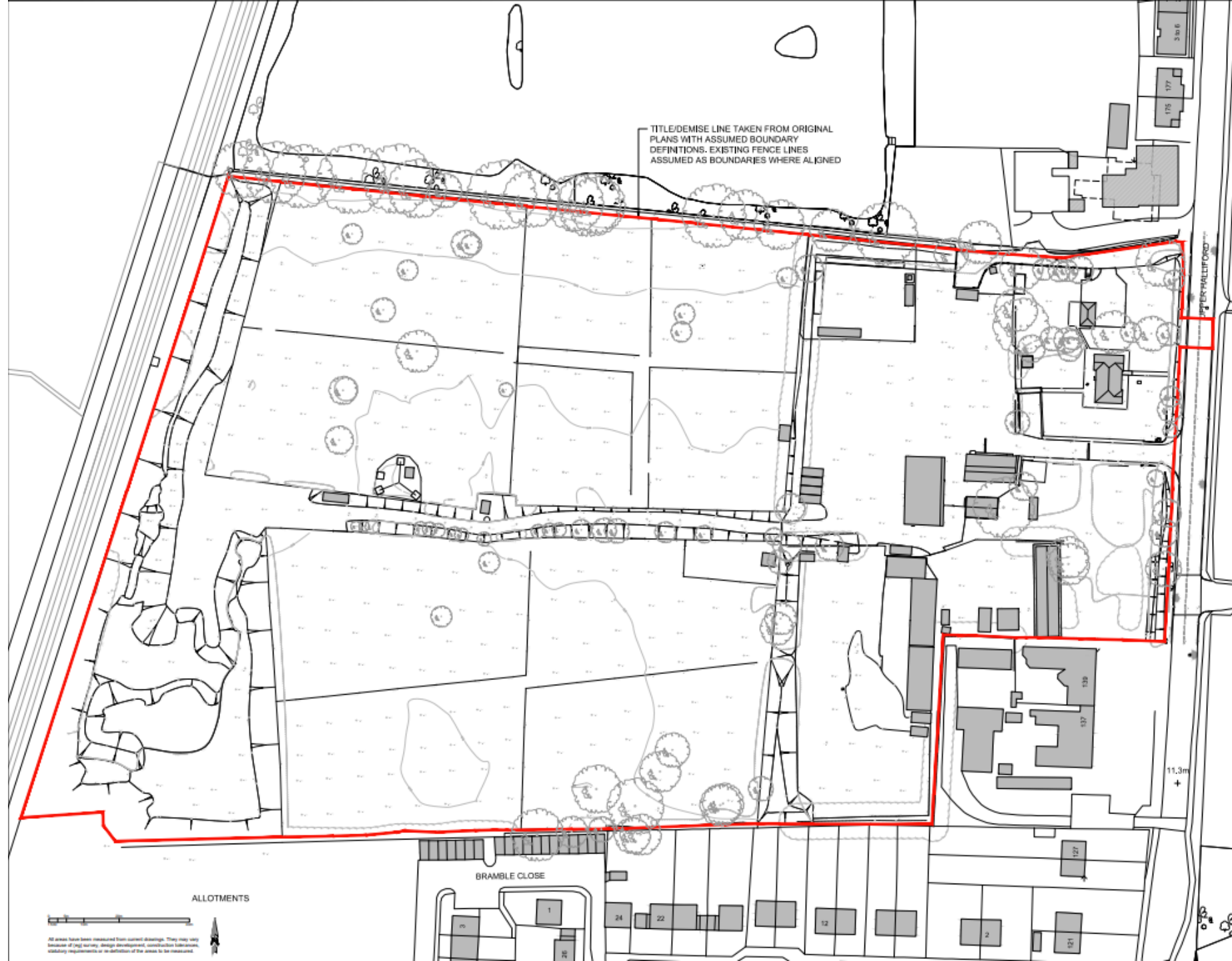


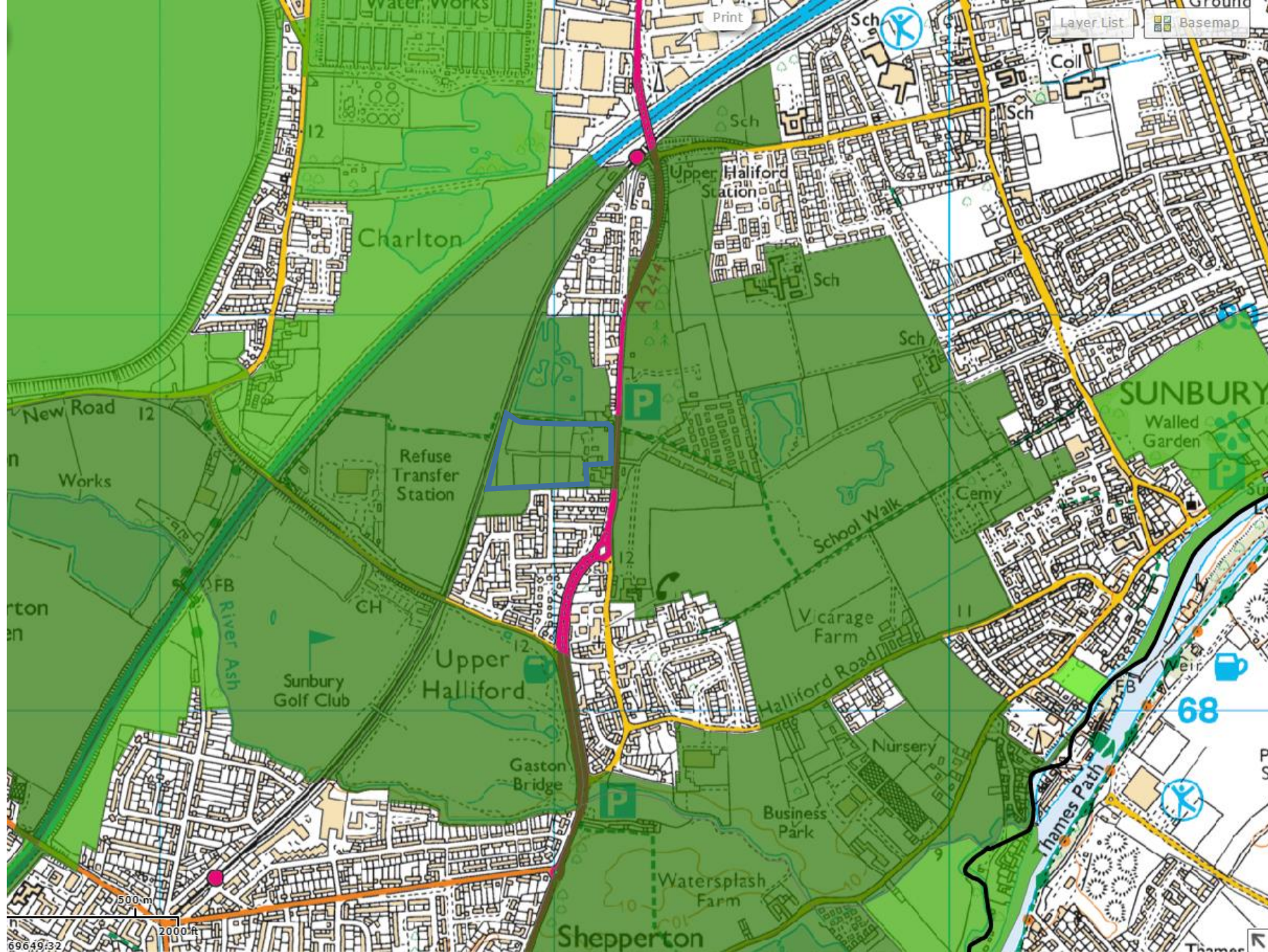
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Bugle Nurseries, Upper Halliford Road, Shepperton





























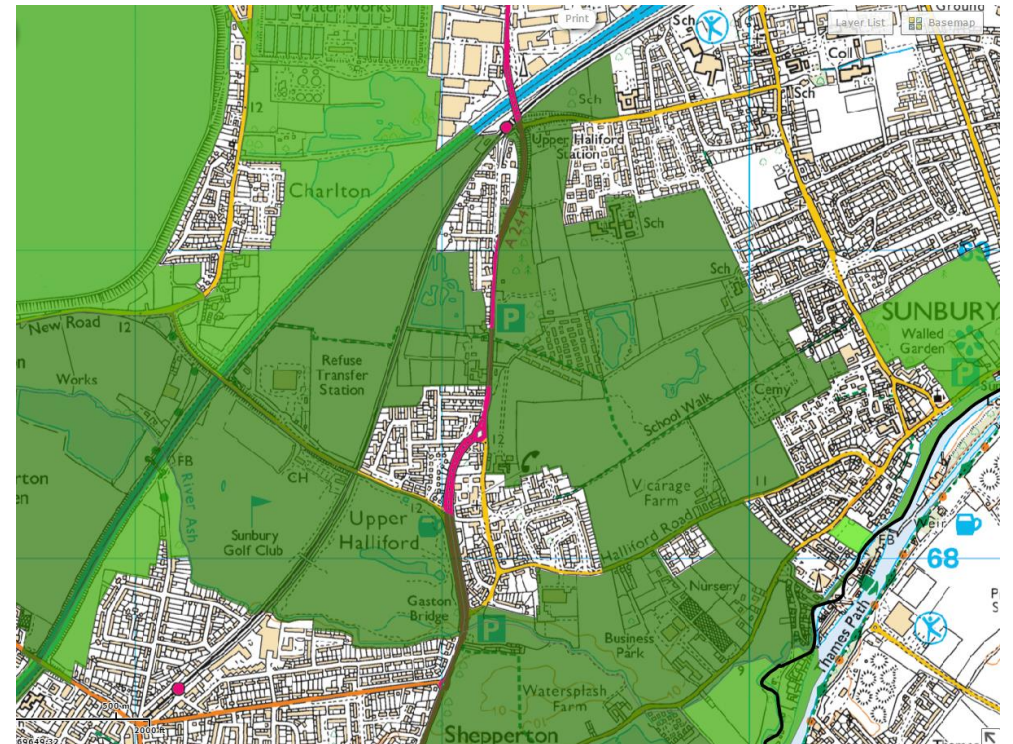






5 Purposes of the Green Belt (NPPF)

- a) To check the unrestricted sprawl of large built up areas
- b) To prevent neighbouring towns merging into one another
- c) To assist in safeguarding the countryside from encroachment
- d) To preserve the setting and special character of historic towns
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land



Conflict with the NPPF Green Belt Purposes

- Creates Urban Sprawl (Ribbon Development)
- Leads to Neighbouring Towns Merging Together



Protecting Green Belt Land - NPPF

NPPF advises that:

- When considering any planning application, local planning authority should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

'Not inappropriate' exceptions in the NPPF:

- Limited infilling or the partial or complete redevelopment of previously developed land [brownfield],.....which would not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need ...

Bugle Nurseries planning application:

- It does meet affordable housing need but causes substantial harm to the Green Belt – spread of new buildings across the whole width of the site.

Definition of Previously Development Land (NPPF)

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.





	Footprint	Floorspace (GEA)	Maximum Height
Existing	937.7 sq.m	937.7 sq.m	4.66m
Proposed	1,515sq.m (3,436 sq.m)	3,030sq.m (6,216 sq.m)	8.7m (10m)
Percentage Increase on Existing	62% (220%)	223% (479%)	86% (79%)

Summary

Benefits

- The proposals could be regarded as an appropriate form of development in principle – ***No weight***
- Housing delivery – ***Significant weight***
- Removal of bad neighbours – ***Moderate weight***
- Remediation of the contaminated land – ***Little weight***
- Regeneration of the site – ***Little weight***
- Provision of public open space – ***Limited weight***
- Local community view – ***No weight***
- The proposal does not conflict with the purposes of the Green Belt – ***No weight***

Harm

- Inappropriate Development – ***Substantial weight***
- Loss of Openness – ***Substantial weight***
- Harm to the visual amenities of the Green Belt – ***Substantial weight***
- Conflict with 2 of the 5 Purposes of the Green Belt in the NPPF – ***Substantial weight***