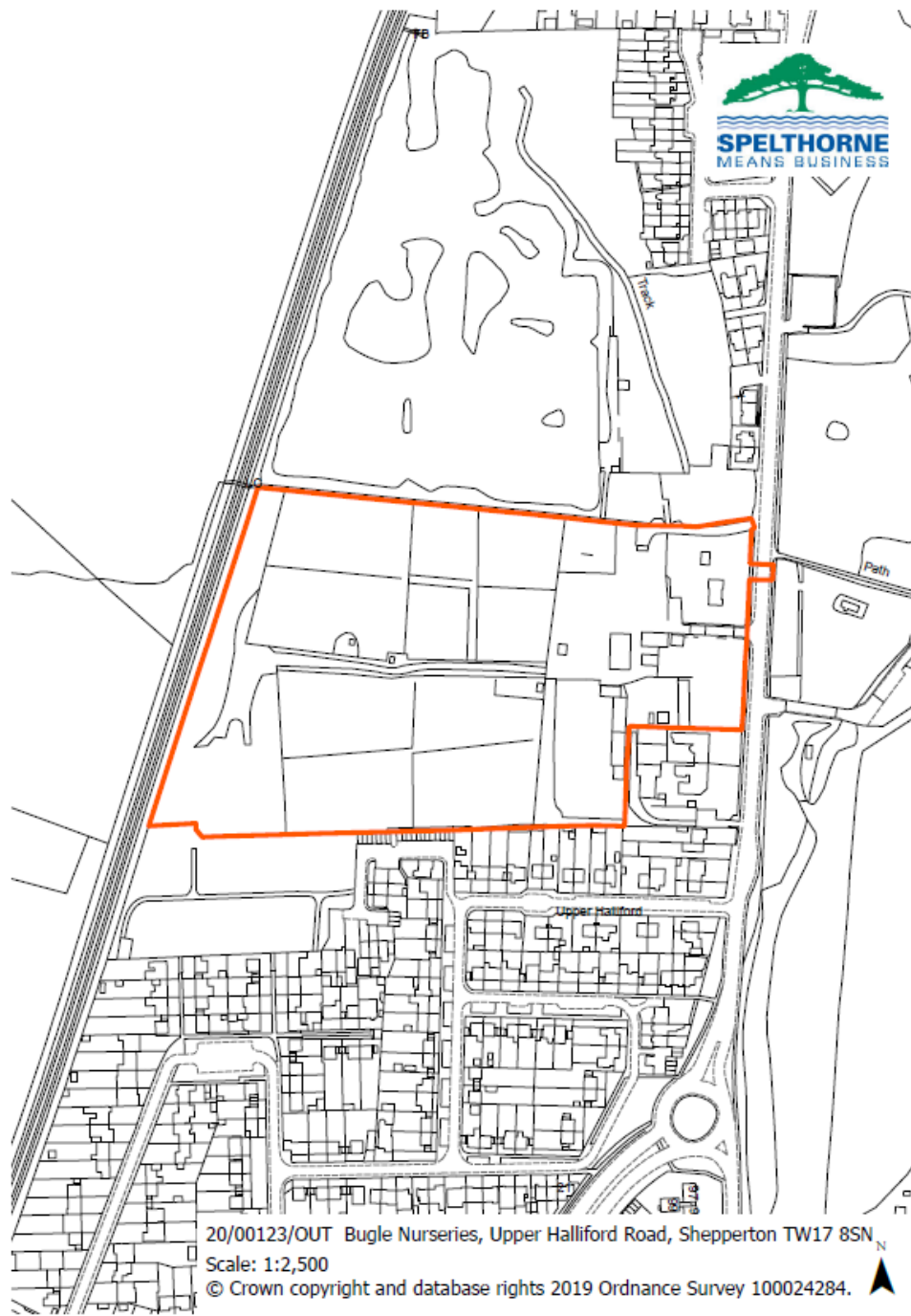
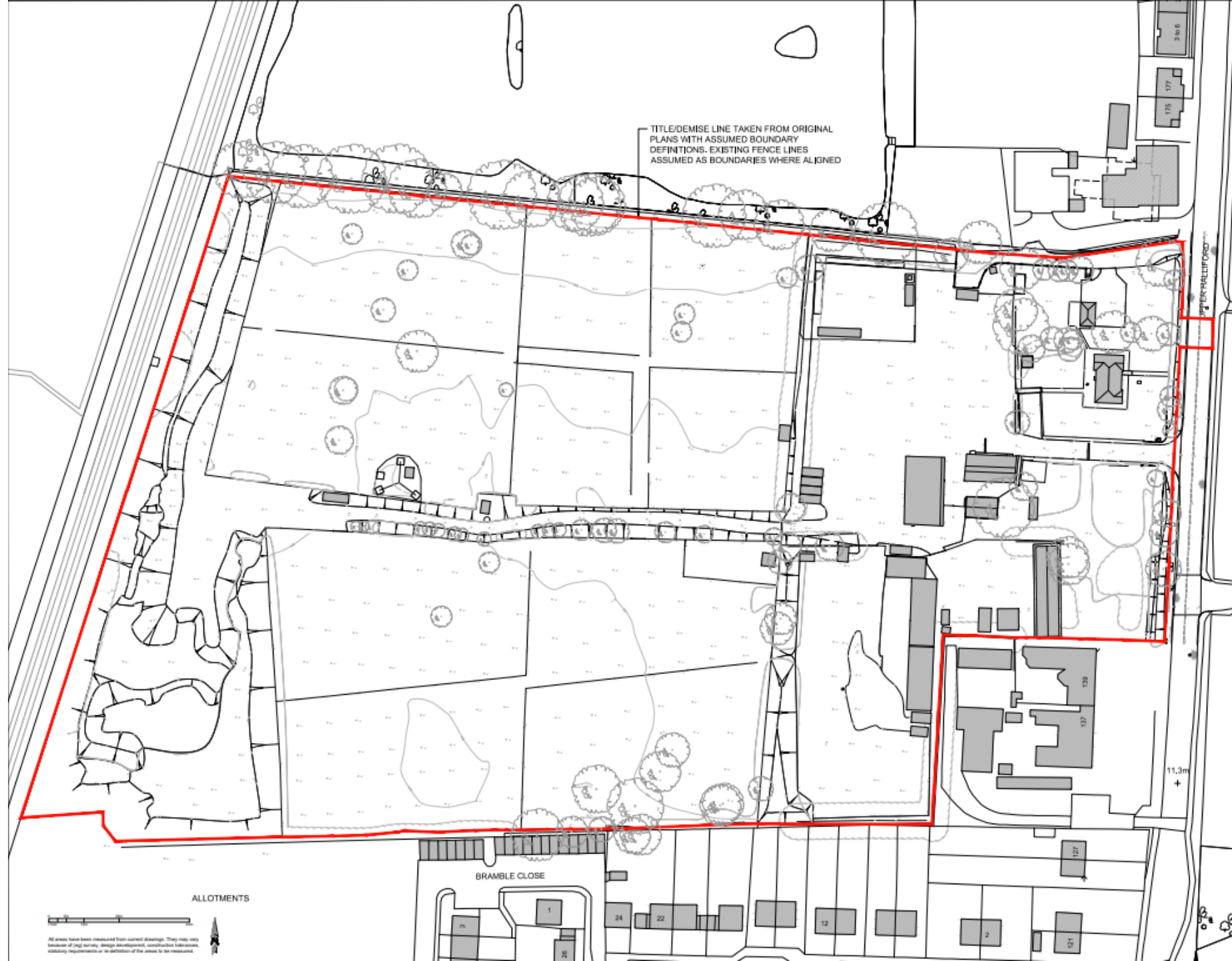


20/00123/OUT

Bugle Nurseries, Upper Halliford Road, Shepperton















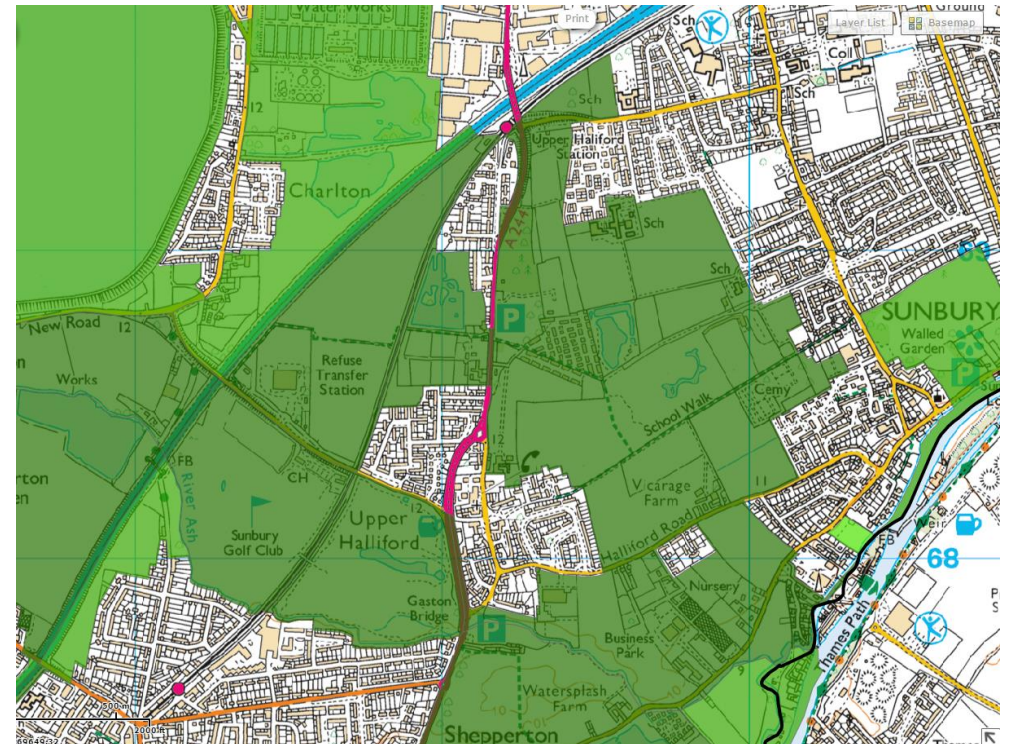
TITLE/DEMISE LINE TAKEN FROM ORIGINAL PLANS WITH ASSUMED BOUNDARY DEFINITIONS. EXISTING FENCE LINES ASSUMED AS BOUNDARIES WHERE ALIGNED

UPPER WALLFORD

All areas have been measured to the nearest 0.1m. They may vary because of map errors, design development, construction measures, planning requirements or re-measurement of the area to be measured.

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





	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***