



PETERSHAM NURSERIES, RICHMOND-UPON-THAMES

LANDSCAPE AND VISUAL APPRAISAL WITH IMPACT STATEMENT
MAY 2024

ISSUE SHEET

JOB NAME: PETERSHAM
NURSERIES
JOB NUMBER: D3330
CLIENT: PETERSHAM
NURSERIES

REVISION	DATE	REVISION DETAILS	PREPARED BY	CHECKED BY	APPROVED BY
DRAFT	08.03.2024	DRAFT FOR INTERNAL REVIEW	SR	AS	AS
DRAFT	16.05.2024	DRAFT FOR CLIENT REVIEW	SR	AS	AS
DRAFT	17.05.2024	AMENDED DRAFT FOR CLIENT REVIEW	SR	AS	AS
ISSUE	20.05.2024	FINAL ISSUE	SR	AS	AS
ISSUE	29.05.2024	FINAL ISSUE - TYPO CORRECTED	SR	AS	AS

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PROJECT NUMBER: D3330
VERSION: 5
VERSION DATE: 29 MAY 2024
COMMENT: ISSUE

1.0

EXECUTIVE SUMMARY

Introduction

This LVAIS sets out the landscape policies and designations pertinent to the Site, including Metropolitan Open Land (MOL) and any supporting guidance documents. Baseline landscape elements are described and inform landscape character, landscape condition and value. The baseline character and amenity of the identified visual receptors are then described (considering the visual envelope and the different groups of people affected). The contribution of the Site to protecting the purposes of MOL as defined in the NPPF (December 2023) is considered through a spatial analysis of its physical and visual relationship to the wider MOL parcel it sits within, a statement of the effects of the operation of the Site and the associated comings and goings of vehicles outside of the consented hours of use are also considered against the pertinent landscape and visual receptors. The LVAIS is concluded with a landscape policy and character guidelines assessment and overall summary.

Desktop Research and Field Based Assessments

The desktop survey included the review of Ordnance Survey maps, interactive maps, aerial photography, published landscape character assessment documents, planning policy and any likely changes to the current baseline situation which are likely to be in place prior to the proposed development.

The study area is defined by the Zone of Theoretical Visibility (ZTV) as determined by the initial desk study and verified in the field and therefore extends to approximately 1.5km from the Site.

The field work was carried out on 26th January 2024 and recorded the existing landscape elements within the Site; the contextual landscape elements; and photographs from key representative viewpoints, chosen to represent a range of receptors, distances and directions from the Site.

Summary of Policies and Designations

The following sections of the National Planning Policy Framework (NPPF) (December 2023) are pertinent to the Proposed Development and this LVAIS:

- Section 12: Achieving well-designed and beautiful places
- Section 13: Protecting Green Belt land
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

The Site falls within land designated as Metropolitan Open Land at the Regional/ Local level. The open land of Petersham Meadow, immediately north of the Site is designated as an Other Site of Nature Importance (OSNI) for its biodiversity value and forms part of the Thames Policy Area.

The Site falls within the “Protected Indicative Zones” for three designated views, although it is noted that the Site is not identified as the focus of any of these views. The Views identified are:

- View from Richmond Hill to Asgill House;
- View from near Ham House to Orleans House; and
- View to Marble Hill House (north).

The Site forms an insignificant part of the contextual townscape to these views.

The Site is located within MOL General Area 8 as identified in the Green Belt, MOL, LGS and OOLTI Review (August 2021), which covers the land to the south and east of the River Thames to the north of Petersham and west of Ham. This General Area is considered by the August 2021 Review to have a Moderate-Strong performance against Criterion 1 and 2 and a Strong performance against criterion 3 and 4 in the Review. It is recommended for retention as MOL.

Character of the Site and Surroundings

The Site is well enclosed by the boundary walls and hedgerows with the glasshouses and associated structures adding to the sense of enclosure and plant nursery character. The surrounding residential and private garden uses lead to a clear association as part of the settlement of Petersham. The existing gravel track along the northern boundary of the Site, which is a PRoW and includes areas of parking for the Nurseries forms the perceived settlement edge. The topography of the Site and its immediate setting is broadly flat and trees/hedgerows are confined to garden boundaries and along the track.

The Site forms part of Petersham with the perceived settlement edge formed by the definitive nature of the PRoW running adjacent to the northern boundary of the Site. North of this route are a combination of private gardens, a tennis court, private parking and small scale paddocks with scattered tree planting, the majority of which are in equestrian use. These fields are defined from Petersham Meadow by a linear tree belt, which has formed the boundary of Petersham Meadow dating back to at least the late 1800s. Petersham Meadow is a larger scale, pastoral field, which has a greater sense of openness and close association with the River Thames. Its low lying open character means it makes a strong contribution to the character of the surrounding landscape and is highly visible from surrounding strategic viewpoints on higher ground.

Perception of Openness

The perceptual qualities of the Site are its sense of enclosure due to its strong walled/ hedgerow boundaries and the buildings/structures associated with the Nurseries operation within the Site. The contextual uses of residential built form and private gardens surrounding the Site further reinforce its association with Petersham and its location on the edge of this settlement, which are qualities perceived from within the Site.

The formality of the Site boundaries through tall brick walls and dense, evergreen hedging creates a sense of permanence and robustness to the settlement edge and a sense of enclosure from within the Site. This well defined boundary creates a sense of separation from the landscape to the north of the Site and the boundaries restrict intervisibility from within the Site to the gated entrance on the northern boundary.

The built forms of brick walls, glasshouses, pergolas and garden paraphernalia for sale such as plants, pots, furniture and tools all add to the variety of forms, patterns, textures and colours experienced within the Site.

Petersham Nurseries is a prominent local business with the cafe/restaurant and plant Nursery considered a well-known visitor attraction due to its literary associations and reviews as part of its commercial promotion/marketing and visitor experiences.

Summary of visual receptors

Visual receptors with potential views of the Site include residential properties along

the northern and western boundaries of the Site, transient receptors using the access track to the Site and those receptors using the local PRoW network and open spaces of Petersham Meadow, the River Thames corridor and the Registered Parks and Gardens of Richmond Park, Richmond Terrace Walk and the Terrace and Buccleuch Gardens.

Summary of effects

The Site currently forms part of the settlement area associated with Petersham. The Site is accessed via PRoW 122 along the northern boundary of the Site and settlement. A single row of parking allows vehicular access with parking attendants present to manage visitor access and egress. The operation of the Site for the purposes of the alleged breach of planning condition therefore relates to the hours of use of the cafe/restaurant, the extent of this use within the Site and the associated comings and goings of visitors and vehicles outside of the consented hours of use. The physical characteristics, size and location of the Site and its boundaries are not changing. Therefore the Site's physical and visual relationship with the surrounding study area is also not considered to change. Effects on the contextual landscape receptors and Site landscape receptors are therefore generally considered to be no greater than **Negligible**.

Overall, the operation of the Site will not alter the visual envelope associated with the existing Site arrangements. The operation of the Site is considered to be in keeping with the wider character of Petersham and does not alter the relationship between the settlement and the surrounding open landscape to the north. The associated comings and goings of vehicles in the evenings and at night time where headlights would be required is considered to have a limited visual impact on the surrounding landscape due to the prevalence of vehicles along the A307 Petersham Road and the enclosed nature of the access road and parking area. The surrounding built form and field boundary vegetation limit views to a small geographical extent and therefore night time visual effects of the operation of the Site and the associated comings and goings of vehicular traffic are considered to be **Negligible**.

Summary of assessment against policy, openness and character

The Site is located within three indicative corridors of designated views, that also incorporate views from Richmond Park, Richmond Terrace Walk and the Terrace and Buccleuch Gardens as defined under Policy LP5. The Site is considered to make a minor contribution to the contextual landscape associated with these views due to its position on lower ground, set within an existing settlement and surrounded by vegetation. The internal arrangements of the Site are not readily perceived from these designated viewpoints and therefore the Site is not considered to make a significant contribution to the character and value of the views, or the sense of openness perceived from these locations. The Site, its operation and the vehicle movements of visitors are therefore not considered to be at odds with the protections set out in this policy.

The Site forms a coherent and cohesive part of the Petersham settlement boundary, set behind the defensible edge of PRoW 122/the access track and a walled Site boundary. This edge treatment is consistent with the northern edge of Petersham and maintains an appropriate setting to the River Thames and the policy area defined under Policy LP18: River Corridors. The Site and Proposed Development are therefore considered to accord with this Policy.

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Although the Site and its surroundings are not designated as Green Belt, they are designated as Metropolitan Open Land (MOL), which is identified at the local level as having the same status as Green Belt.

The Enforcement Notice served to the Site relates to the hours of operation of the restaurant/cafe uses within the Site, the areas of the Site in operation for these uses and the associated comings and goings of visitors and vehicles. Whilst the Site is within the MOL, it forms a cohesive part of Petersham settlement and is not a prominent feature in views from within the open landscape to the north. The boundary walls and hedgerows truncate views of the internal arrangements of the Site from publicly accessible locations. There are limited open views of the Site from two neighbouring properties adjacent to the northern and western boundaries. The Site is therefore considered to make a very limited contribution to the physical openness of the MOL parcel. Visually, the internal arrangements of the Site are only perceived from the neighbouring properties. The boundary walls and field boundary vegetation to the north of the Site truncate views of the internal arrangements of the Site and limit views of the parked cars along its boundary. There are limited views of the Site and the associated comings and goings of vehicles and visitors from a small geographical extent of the wider MOL parcel. Generally, these views are partial through gaps in the intervening vegetation and built form. The Site and its hours of operation subject to the Enforcement Notice, including the areas of car parking and associated vehicular movements therefore have Negligible effects on the Openness of the MOL surrounding Petersham and is considered to be representative of/in keeping with the character of the townscape edge within the MOL. The Site is therefore considered to be an appropriate use of the land in its immediate context with no significant landscape or visual harm. The hours of operation and areas of restaurant/cafe uses within the Site are therefore not considered to conflict with the purposes and definition of MOL as set out in the NPPF (December 2023), The London Plan 2021 and the LB of Richmond Local Plan (2020).

The operation of the Site is considered to have a neutral effect on the threats or opportunities of relevance to Conservation Area 6: Petersham.

The operation of the Site does not conflict with design guidance set out within the LBRuT Urban Design Study (2023). It forms part of a well-defined settlement boundary and is not considered to make a significant contribution to valued views/vistas or linear views along the river.

LEGEND

- SITE BOUNDARY
- ADOPTED METROPOLITAN OPEN LAND DESIGNATION
- OTHER SITE OF NATURE IMPORTANCE
- PERCEIVED SETTLEMENT BOUNDARY
- PERCEIVED "TRANSITIONAL ZONE" BETWEEN PETERSHAM MEADOW AND PETERSHAM
- FOOTPATH
- THAMES PATH - NATIONAL TRAIL



FIGURE 1.1 – EXTRACT OF FIGURE 6.1 - ANALYSIS OF THE SITE'S CONTRIBUTION TO THE MOL (FABRIK, 2024)

2.0

INTRODUCTION

2.1 INTRODUCTION

Fabrik Chartered Landscape Architects have been appointed by Petersham Nurseries to carry out a Landscape and Visual Appraisal with Impact Statement (LVAIS) of the Site at Petersham Nurseries, Richmond-Upon-Thames and its surrounding area.

This LVAIS sets out the landscape policies and designations pertinent to the Site, including Metropolitan Open Land (MOL) and any supporting guidance documents. Baseline landscape elements are described and inform landscape character, landscape condition and value. The baseline character and amenity of the identified visual receptors are then described (considering the visual envelope and the different groups of people affected). The contribution of the Site to protecting the purposes of MOL as defined in the NPPF (December 2023) is considered through a spatial analysis of its physical and visual relationship to the wider MOL parcel it sits within. A statement of the effects of the operation of the Site and the associated comings and goings of vehicles outside of the consented hours of use are also considered against the pertinent landscape and visual receptors. The LVAIS is concluded with a landscape policy and character guidelines assessment and overall summary.

The location of the Site is shown on the plan opposite. The red line area extends to approximately 3.2 ha.

The methodology for the LVAIS is based on the 'Guidelines for Landscape and Visual Impact Assessment' (third edition) by the Landscape Institute and Institute of Environmental Management and Assessment (Routledge, 2013). A full methodology is set out at Appendix 1.

2.2 DESKTOP RESEARCH AND FIELD WORK

The desktop survey included the review of Ordnance Survey maps, interactive maps, aerial photography, published landscape character assessment documents, planning policy and any likely changes to the current baseline situation which are likely to be in place prior to the proposed development.

The study area is defined by the Zone of Theoretical Visibility (ZTV) as determined by the initial desk study and verified in the field and therefore extends to approximately 1.5km from the Site.

The field work was carried out on 26th January 2024 and recorded the existing landscape elements within the Site; the contextual landscape elements; and photographs from key representative viewpoints, chosen to represent a range of receptors, distances and directions from the Site.

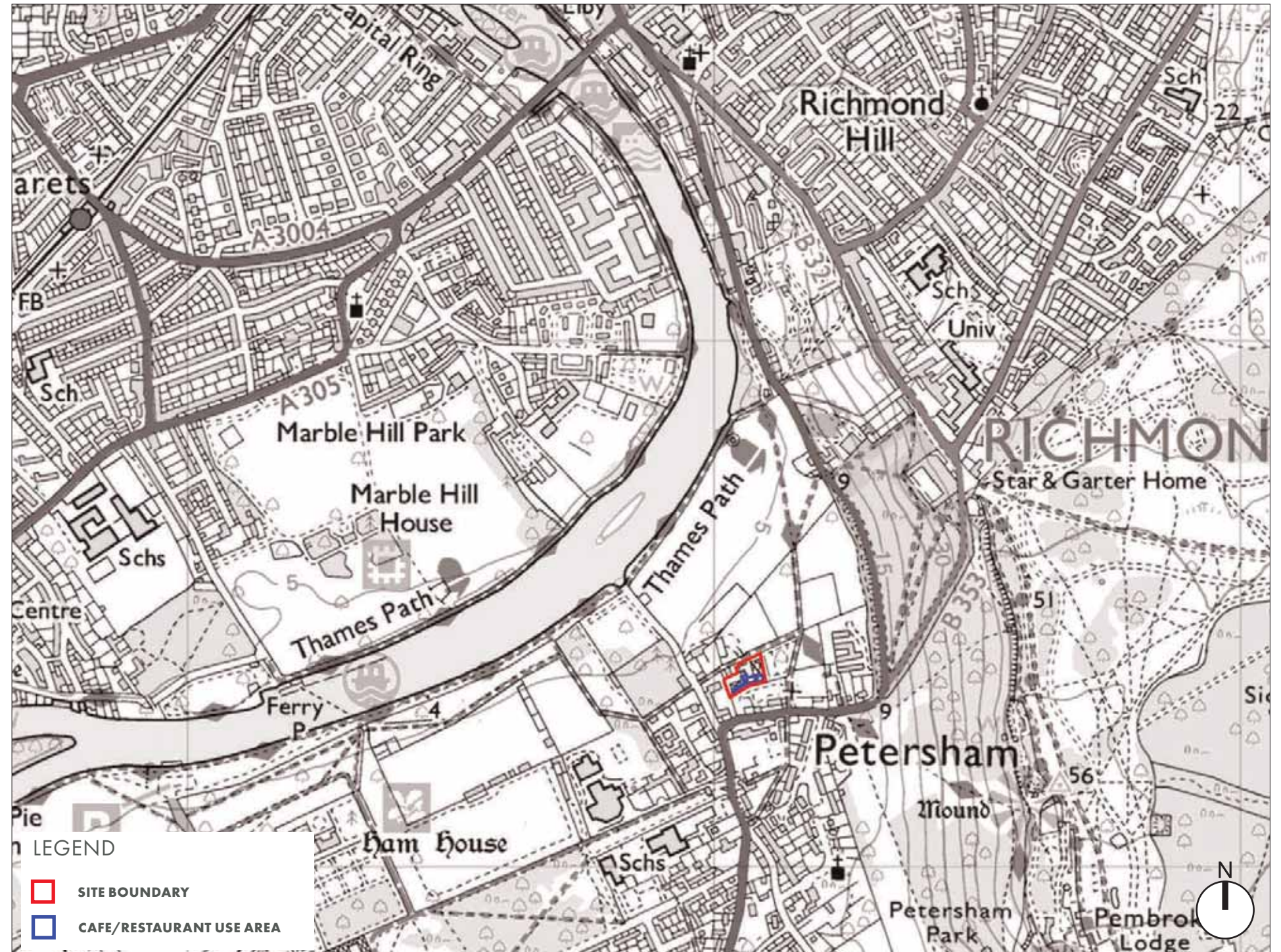


FIGURE 2.1 – SITE LOCATION (FABRIK, 2024)

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LANDSCAPE PLANNING CONTEXT

3.1 PERTINENT DESIGNATIONS AND POLICY

3.1.1 LOCAL DESIGNATIONS

Designations

The Site falls within land designated as Metropolitan Open Land at the Regional/ Local level. The open land of Petersham Meadow, immediately north of the Site is designated as an Other Site of Nature Importance (OSNI) for its biodiversity value and forms part of the Thames Policy Area.

The Site falls within the “Protected Indicative Zones” for three designated views, although it is noted that the Site is not identified as the focus of any of these views. The Views identified are:

- View from Richmond Hill to Asgill House;
- View from near Ham House to Orleans House; and
- View to Marble Hill House (north).

Historic and Cultural Landscape:

The Site and surrounding landscape are designated as Petersham Conservation Area. There are no listed buildings within the Site, although there are numerous Listed Buildings and Buildings of Townscape Merit located within the local area surrounding the Site.

The Petersham Conservation Area Appraisal describes the history of the place as:

“Patricesham’ or Petersham village dates from at least the early medieval period. St Peter’s Church (listed grade II) retains 13th century fabric with later 15th century alterations and an 18th century brick bell tower and cupola. During the 17th and 18th centuries the picturesque setting of the village and the proximity of Ham House and Richmond attracted the wealthy and aristocratic to build residences here. Relatively isolated and contained by its parkland setting, Petersham has grown only gradually through the 19th and 20th centuries. All Saint’s Church (listed grade II) and village hall was built in the early 20th century.”*

The designated view from Richmond Hill to Asgill House identified above has been subject to many artistic and literary associations throughout history, including James Thomson, William Wordsworth and J.M.W Turner, whose painting of the view is exhibited in the Tate Gallery.

Public Rights of Way Context

Public Right of Way (PRoW) Richmond 122 runs along the northern boundary of the Site along the existing access track to the Site and through a narrow alleyway, connecting to River Lane to the west. To the east of the Site, PRoW Richmond 128 runs in a north-south orientation, connecting Petersham Road to Petersham Meadow. PRoW Richmond 130 meets these two previously described routes to the east of the Site and provides an additional connection to Petersham Road in a south easterly direction.

3.1.2 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The December 2023 NPPF seeks the presumption in favour of sustainable development. The following issues and policies of the NPPF are pertinent to the Site and this LVAIS.

Paragraph 105 deals with Local Green Space and states that: *“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them...”*

Para 132 states that: *“Design policies should be developed with local communities so that they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.”*

Para 135 goes on to state that: *“Planning policies and decisions should ensure that developments:*

- 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;*
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- Are sympathetic 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);*
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- 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*
- Create places that are safe, inclusive and accessible and which promote health and well-being, 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.”*

Protecting the Green Belt is the subject of Section 13. Para 142 states that: *“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”* Para 143 goes on to set out the five purposes of the Green Belt as:

- “to check the unrestricted sprawl of large built-up areas;*
- to prevent neighbouring towns merging into one another;*
- to assist in safeguarding the countryside from encroachment;*
- to preserve the setting and special character of historic towns; and*
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

Furthermore, paragraph 152 states that: *“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”.*

Paragraph 153 goes on to state that: *“When considering any planning application, local planning authorities 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”.

Section 15 deals with conserving and enhancing the natural environment. Para 180 states that: *“Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- protecting and enhancing valued landscapes... (in a manner commensurate with their statutory status or identified quality in the development plan);*
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the nest and most versatile agricultural land, and of trees and woodland.”*

With regard to the sub-section on ground conditions and pollution, para 189 states that: *“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the Site or the wider area to impacts that could arise from the development. In doing so they should:*

- Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- Identify and protect tranquil areas which have remaining relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;*
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”*

Section 16 deals with conserving and enhancing the historic environment. Para’s 205 states that: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation...”*

Para 206 states that: *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- grade II listed buildings, or grade II registered parks and gardens, should be exceptional;*
- assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and grade II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

3.1.3 PLANNING PRACTICE GUIDANCE

The NPPF is supported by the on-line resource Planning Practice Guidance (PPG) There are a number of sections that relate to this LVAIS as set out below.

Guidance on the natural environment is set out within Section ID 8-20190721 (Revision date: 21 July 2019). Paragraph 029 relates to trees and woodlands, and states that: *“Well-placed and well-chosen trees on streets and in urban spaces can*

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provide a range of benefits: encouraging walking and enhanced physical and mental health; contributing to local environmental character and distinctiveness; providing habitats for wildlife; reducing noise and excessive heat; and supporting sustainable drainage. Changing climate, in particular hotter summers and more frequent periods of dry weather, and unknown pests and diseases, will place new pressures on green infrastructure in the long-term, so trees of the right species and age profile are essential’.

Guidance on the historic environment is set out at Section ID 18a-20190723 (Revision Date: 23 July 2019). Paragraph 013 sets out that: ‘The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual / physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places....The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time’.

Paragraph 036 of this section considers landscape and identifies that: ‘The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside. Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence...The cumulative impacts of development on the landscape need to be considered carefully’.

The guidance on Green Belt is set out at Section ID: 64-001-20190722 (Revision date 22 July 2019). Paragraph 001 covers the factors that can be taken into account when considering the potential impact of development on the openness of the Green Belt. It states: ‘Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation.”

Paragraph 002 covers how plans might set out ways in which the impact of removing land from the Green Belt can be offset by compensatory improvements. It states: ‘Where it has been demonstrated that it is necessary to release Green Belt land for development, strategic policy-making authorities should set out policies for compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. These may be informed by supporting evidence of landscape, biodiversity or recreational needs and opportunities including those set out in local strategies, and could for instance include:

- new or enhanced green infrastructure;
- woodland planting;
- landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- improvements to biodiversity, habitat connectivity and natural capital;
- new or enhanced walking and cycle routes; and
- improved access to new, enhanced or existing recreational and playing field provision.”

3.1.4 LOCAL

The London Borough of Richmond Upon Thames’ (LBRuT) relevant development plan policy is set out within the following documents:

- The London Plan (March 2021)
- The London Borough (LB) of Richmond Upon Thames Local Plan (July 2018 and March 2020)
- The Ham and Petersham Neighbourhood Plan (January 2019)

The March 2020 LBRuT Local Plan reflects additions made relative to the Inspector’s Redetermination Report following legal challenges. This relates to Other Open Land of Townscape Importance at St Michael’s Convent, Ham Common and the Local Green Space designation at Udney Park Playing Fields, Teddington. None of these additions are of relevance to the Site.

Figure 2.1 on page 11 provides an extract of the Local Plan Policies Map Updated July 2020 with the Site boundary added. This Policies Map (formerly called the Proposals Map) reflects the following adopted plans: Twickenham Area Action Plan (2013), West London Waste Plan (2015) and the Local Plan (July 2018, and March 2020). The Map is replaced each time a new Development Plan Document is adopted. The Twickenham Area Action Plan and West London Waste Plan are not relevant to this LVAIS.

The London Plan (March 2021)

The policies and designations of relevance to the Site as set out in the London Plan (March 2021) include:

- Policy HC1: Heritage Conservation and Growth
- Policy HC3: Strategic and Local Views
- Policy G1: Green Infrastructure
- Policy G3: Metropolitan Open Land

The key policies of relevance to this LVAIS are set out in more detail below:

Policy HC3: Strategic and Local Views

This policy states:

- A “Strategic Views include significant buildings, urban landscapes or riverscapes that help to define London at a strategic level. They are seen from places that are publicly-accessible and well-used. The Mayor has designated a list of Strategic Views (Table 7.1) that he will keep under review. Development proposals must be assessed for their impact on a designated view if they fall within the foreground,

middle ground or background of that view.

- B Within the designated views, the Mayor will identify landmarks that make aesthetic, historic, cultural or other contributions to the view and which assist the viewer’s understanding and enjoyment of the view.
- C The Mayor will also identify Strategically-Important Landmarks in the views that make a very significant contribution to the image of London at the strategic level or provide a significant cultural orientation point. He will seek to protect vistas towards Strategically-Important Landmarks by designating landmark viewing corridors and wider setting consultation areas. These elements together form a Protected Vista. Each element of the vista will require a level of management appropriate to its potential impact on the viewer’s ability to recognise and appreciate the Strategically-Important Landmark. These and other views are also subject to wider assessment beyond the Protected Vista.
- D The Mayor will also identify and protect aspects of views that contribute to a viewer’s ability to recognise and appreciate a World Heritage Site’s authenticity, integrity, and attributes of Outstanding Universal Value. This includes the identification of Protected Silhouettes of key features in a World Heritage Site.
- E The Mayor has prepared Supplementary Planning Guidance on the management of the designated views – the London View Management Framework Supplementary Planning Guidance (LVMF SPG). The Mayor will, when necessary, review this guidance.
- F Boroughs should include all designated views, including the protected vistas, in their Local Plans and work with relevant land owners to ensure there is inclusive public access to the viewing location, and that the view foreground, middle ground and background are effectively managed in accordance with the LVMF SPG.
- G Boroughs should clearly identify local views in their Local Plans and strategies. Boroughs are advised to use the principles of Policy HC4 London View Management Framework for the designation and management of local views. Where a local view crosses borough boundaries, the relevant boroughs should work collaboratively to designate and manage the view.”

Policy G3: Metropolitan Open Land

This policy states:

- A “Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt:
- 1 MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt
 - 2 boroughs should work with partners to enhance the quality and range of uses of MOL.
- B The extension of MOL designations should be supported where appropriate. Boroughs should designate MOL by establishing that the land meets at least one of the following criteria:
- 1 it contributes to the physical structure of London by being clearly distinguishable from the built-up area
 - 2 it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
 - 3 it contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value
 - 4 it forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.
- C Any alterations to the boundary of MOL should be undertaken through the Local

3.0

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Plan process, in consultation with the Mayor and adjoining boroughs. MOL boundaries should only be changed in exceptional circumstances when this is fully evidenced and justified, taking into account the purposes for including land in MOL set out in Part B.”

LB of Richmond Upon Thames Local Plan (July 2018 and March 2020)

The policies and designations of relevance to the Site as set out in the LB of Richmond Upon Thames Local Plan (July 2018 and March 2020) include:

- Policy LP1: Local Character and Design Quality
- Policy LP3: Designated Heritage Asset
- Policy LP4: Non-Designated Heritage Assets
- Policy LP5: Views and Vistas
- Policy LP8: Amenity and Living Conditions
- Policy LP12: Green Infrastructure
- Policy LP13: Green Belt, Metropolitan Open Land and Local Green Space
- Policy LP14: Other Open Land of Townscape Importance
- Policy LP15: Biodiversity
- Policy LP16: Trees, Woodlands and Landscape
- Policy LP18: River Corridors
- Policy LP31: Public Open Space, Play Space, Sport and Recreation

The key policies of relevance to this OSA are set out in more detail below:

Policy LP1: Local Character and Design Quality

This policy states:

A. The Council will require all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the Site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.

To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

- 1 compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;
- 2 sustainable design and construction, including adaptability, subject to aesthetic considerations;
- 3 layout, siting and access, including making best use of land;
- 4 space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;
- 5 inclusive design, connectivity, permeability (as such gated developments will not be permitted), natural surveillance and orientation; and
- 6 suitability and compatibility of uses, taking account of any potential adverse

impacts of the co-location of uses through the layout, design and management of the Site.

All proposals, including extensions, alterations and shopfronts, will be assessed against the policies contained within a neighbourhood plan where applicable, and the advice set out in the relevant Village Planning Guidance and other SPDs relating to character and design.

Shopfronts

B. The Council will resist the removal of shopfronts of architectural or historic interest. Shopfronts, including signage and illumination, should complement the proportions, character, materials and detailing, surrounding streetscene and the building of which it forms part. Blinds, canopies or shutters, where acceptable in principle, must be appropriate to the character of the shopfront and the context within which it is located. External security grilles and large illuminated fascias will only be allowed in exceptional circumstances. In sensitive areas, such as Conservation Areas and relevant Character Areas as identified in the Village Planning Guidance SPDs, rigid and gloss finish blinds will generally be unacceptable.

Advertisements and hoardings

C. The Council will exercise strict control over the design and siting of advertisements and hoardings to ensure the character of individual buildings and streets are not materially harmed, having regard to the interests of amenity and public safety (including highway safety).

Policy LP3: Designated Heritage Assets

This relevant parts of this policy to the Site are quoted below:

A. The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough’s designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means:

- 1 Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset...
- 8 Protect and enhance the borough’s registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.

B Resist substantial demolition in Conservation Areas and any changes that could harm heritage assets, unless it can be demonstrated that:

- 1 in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;
- 2 in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use,

outweigh that harm; or

3 the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.

- C All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.*
- D Where there is evidence of intentional damage or deliberate neglect to a designated heritage asset, its current condition will not be taken into account in the decision-making process.*
- E Outline planning applications will not be accepted in Conservation Areas. The Council’s Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans, will be used as a basis for assessing development proposals within, or where it would affect the setting of, Conservation Areas, together with other policy guidance, such as Village Planning Guidance SPDs.”*

Policy LP5: Views and Vistas

This policy states:

“The Council will protect the quality of the views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area, by the following means:

- 1 protect the quality of the views and vistas as identified on the Policies Map, and demonstrate such through computer-generated imagery (CGI) and visual impact assessments;
- 2 resist development which interrupts, disrupts or detracts from strategic and local vistas, views, gaps and the skyline;
- 3 require developments whose visual impacts extend beyond that of the immediate street to demonstrate how views are protected or enhanced;
- 4 require development to respect the setting of a landmark, taking care not to create intrusive elements in its foreground, middle ground or background;
- 5 seek improvements to views, vistas, gaps and the skyline, particularly where views or vistas have been obscured;
- 6 seek improvements to views within Conservation Areas, which:
 - a are identified in Conservation Area Statements and Studies and Village Plans;
 - b are within, into, and out of Conservation Areas;
 - c are affected by development on sites within the setting of, or adjacent to, Conservation Areas and listed buildings.”

Policy LP8: Amenity and Living Conditions

This policy states:

“All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. The Council will:

- 1 ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; where existing daylight and sunlight conditions are already substandard, they should be improved where possible;
- 2 ensure balconies do not raise unacceptable overlooking or noise or disturbance to

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nearby occupiers; height, massing or siting, including through creating a sense of enclosure;

- 3 ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure;
- 4 ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise, light, disturbance, air pollution, odours or vibration or local micro-climatic effects.

Applicants are expected to have regard to the guidance set out within the Council's SPDs relating to design, including Village Planning Guidance, SPDs on extensions, infill and backland developments, housing mix and standards as well as residential development standards."

Policy LP13: Green Belt, Metropolitan Open Land and Local Green Space

This policy states:

"Green Belt and Metropolitan Open Land

- A The borough's Green Belt and Metropolitan Open Land will be protected and retained in predominately open use. Inappropriate development will be refused unless 'very special circumstances' can be demonstrated that clearly outweigh the harm to the Green Belt or Metropolitan Open Land. Appropriate uses within Green Belt or Metropolitan Open Land include public and private open spaces and playing fields, open recreation and sport, biodiversity including rivers and bodies of water and open community uses including allotments and cemeteries. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt or Metropolitan Open Land.
- B It will be recognised that there may be exceptional cases where inappropriate development, such as small scale structures for essential utility infrastructure, may be acceptable.
- C Improvement and enhancement of the openness and character of the Green Belt or Metropolitan Open Land and measures to reduce visual impacts will be encouraged where appropriate. When considering developments on sites outside Green Belt or Metropolitan Open Land, any possible visual impacts on the character and openness of the Green Belt or Metropolitan Open Land will be taken into account.

Local Green Space

- D Local Green Space, which has been demonstrated to be special to a local community and which holds a particular local significance, will be protected from inappropriate development that could cause harm to its qualities."

Policy LP18: River Corridors

The relevant parts of this policy to the Site are quoted below:

- A "The natural, historic and built environment of the River Thames corridor and the various watercourses in the borough, including the River Crane, Beverley Brook, Duke of Northumberland River, Longford River and Whitton Brook, will be protected. Development adjacent to the river corridors will be expected to contribute to improvements and enhancements to the river environment.

Thames Policy Area

B Development proposals within the Thames Policy Area should respect and take account of the special character of the reach as set out in the Thames Landscape Strategy and Thames Strategy as well as the Council's Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans.

Developments alongside and adjacent to the River Thames should ensure that they establish a relationship with the river, maximise the benefits of its setting in terms of views and vistas, and incorporate uses that enable local communities and the public to enjoy the riverside, especially at ground level in buildings fronting the river."

LB of Richmond Upon Thames Draft Local Plan - Publication (Reg 19) Consultation version (June 2023)

The policies and designations of relevance to the Site that have been considered as part of this LVAIS including the following, as set out in the LB of Richmond Upon Thames Emerging Local Plan (June 2023):

- Policy 28: Local Character and Design Quality
- Policy 29: Designated Heritage Asset
- Policy 30: Non-Designated Heritage Assets
- Policy 31: Views and Vistas
- Policy 34: Green and Blue Infrastructure
- Policy 35: Green Belt, Metropolitan Open Land and Local Green Space
- Policy 36: Other Open Land of Townscape Importance
- Policy 37: Public Open Space, Play Space, Sport and Recreation
- Policy 39: Biodiversity and Geodiversity
- Policy 40: Rivers and River Corridors
- Policy 42: Trees, Woodlands and Landscape
- Policy 43: Floodlighting and Other External Artificial Lighting
- Policy 46: Amenity and Living Conditions

Ham and Petersham Neighbourhood Plan 2018-2033 (January 2019)

The policies and designations of relevance to the Site that have been considered as part of this LVAIS including the following, as set out in the Ham and Petersham Neighbourhood Plan 2018-2033 (January 2019):

- Policy C1 - Protecting Green Character
- Policy C2 - Character and Context Appraisals
- Policy C3 - Protecting the Character of Built Areas
- Policy G1 - Open Spaces

3.2 SUPPLEMENTARY PLANNING DOCUMENTS

The following SPDs are of relevance to the Site and surrounding area:

BUILDINGS OF TOWNSCAPE MERIT SPD (MAY 2015)

This SPD provides further information on the Buildings of Townscape Merit within

the LBRuT, including how and why these buildings are chosen and the Council's approach to these buildings, which is generally to "endeavour to protect the character and setting of all Buildings of Townscape Merit through negotiation of a sympathetic scheme, as far as possible treating proposals for works to or close to them as if they were listed buildings."

Petersham Conservation Area 6 (2007)

This Conservation Area Appraisal describes the location, history and character of the Petersham Conservation Area. It is described as:

"Petersham conservation area is a distinctive well defined historic settlement. There are important views between the village and the surrounding green space of riverside meadows, parkland and Richmond Hill, a setting which contributes to its exceptional rural character. The village remains subservient to this landscape, its trees and the topography of the hill. There is an important view along Petersham Avenue towards the landmark Ham House. The conservation area can be divided into a number of distinct character areas, although the whole area is unified by its relationship to the historic village centre and its landscape setting."

The Site is identified within the Petersham Road (North) character area, which is described as:

"Petersham Road is lined with an exceptional group of 17th and 18th century mansions, such as the listed Rutland Lodge, Montrose House and Petersham House. These houses are of two or three storeys, predominately of brick or some rendered and with elegant classical proportions and detailing. They are set in generous grounds with mature trees, behind high brick walls and fine ironwork railings and gates which enclose the street. Landmark buildings include the listed Petersham Lodge, St Peter's Church and Douglas House. After the sharp Southward bend in the road and at the centre of the village is a pair of distinctive 17th century brick lodges and an early 20th century gatehouse. This group announces Petersham Avenue running West to East. River Lane is a quiet retreat from the busy Petersham Road leading to the riverbank. The surviving historic alleyways further contribute to the distinctive village character of this area."

It goes on to identify the problems and pressures affecting the area, which include: "Development pressure which may harm the balance of the landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks" and the opportunities for enhancement, which include the: "improvement and protection of landscape setting".

3.3 EMERGING LOCAL PLAN EVIDENCE BASE

3.3.1 GREEN BELT, MOL, LGS AND OOLTI REVIEW (AUGUST 2021)

Arup were appointed by London Borough of Richmond upon Thames to undertake a review of Green Belt, Metropolitan Open Land (MOL), Local Green Space (LGS) and Other Open Land of Townscape Importance (OOLTI) within the borough to inform the production of the new Local Plan.

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With regard to MOL, the review provides “evidence regarding the strategic performance of MOL, assessed against the MOL designation criteria, as set out in Policy G3 of the London Plan.”

The MOL General Areas identified within the review were assessment against the four MOL criteria set out in The London Plan 2021. These are:

- “Criterion 1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area.
- Criterion 2. It includes open area facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve the whole, or significant parts, of London.
- Criterion 3. It contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value.
- Criterion 4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.”

The Site is located within MOL General Area 8, which covers the land to the south and east of the River Thames to the north of Petersham and west of Ham. This General Area is considered to have a Moderate-Strong performance against Criterion 1 and 2 and a Strong performance against criterion 3 and 4 in the Review. It is recommended for retention as MOL.

3.3.2 LOCAL VIEWS SPD, CONSULTATION DRAFT (JULY 2022)

This emerging SPD sets out the existing protected views within the borough that have already been adopted through the Local Plan, as well as additional new locally important views. The SPD supplements Policy LP 5 in the adopted Local Plan (2018). It is also designed to supplement the draft Policy 31 in the emerging new Local Plan. None of the new locally important views identified within this draft SPD are of relevance to the Site. Therefore the previously identified protected views already covered by adopted policy are the primary considerations for this LVAIS.

3.4 POLICY CONTEXT OF THE TERM “OPENNESS”

The term ‘openness’ is not defined within the NPPF or PPG. In the interpretation of the term ‘openness’ relevant case law, which deals with the concept of openness is therefore a material consideration. The Euro Garages High Court judgement (2018) EWHC 1753 (Admin Objection by EA dated 21/05/19) is helpful in clarifying the meaning of openness and states that:

“Openness” is not a defined term but, in my view, it is clear in this context that it is openness of the Green Belt that must be considered not the Site as such. That is not merely the wording of the paragraph but must be the case because any infill would, almost by definition, have an impact on the openness of a site.”

In Green Belt or MOL terms, the concept of ‘openness’ relates to the absence of built development (which includes both buildings and hard surfacing) and is capable of having both spatial and visual aspects.

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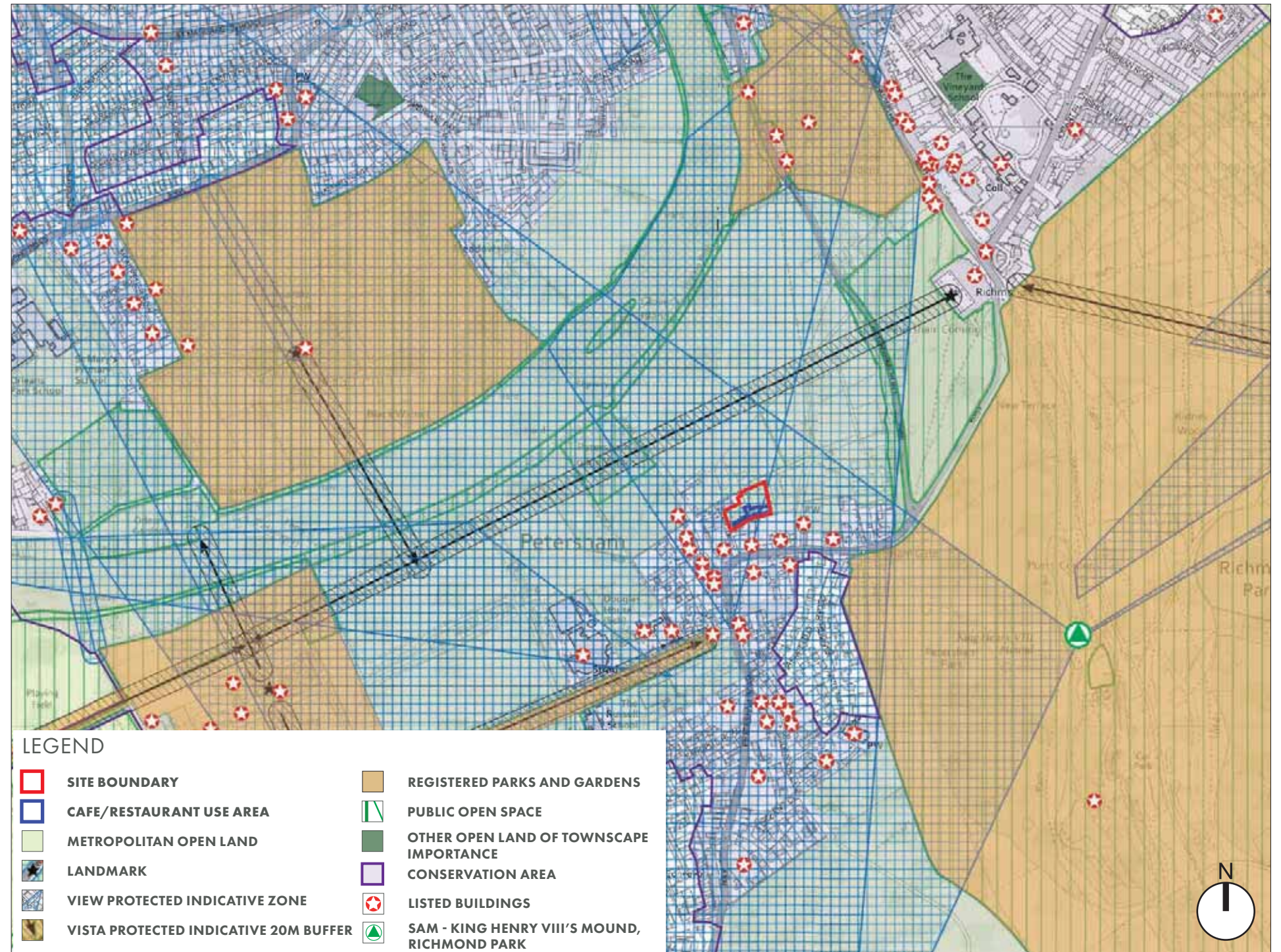


FIGURE 3.1 – LOCAL DESIGNATIONS (FABRIK, 2024)

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4.1 PUBLISHED LANDSCAPE CHARACTER CONTEXT

The term 'landscape' commonly refers to the view or appearance of the land as perceived by people. Landscape applies to any natural, rural, urban or urban edge areas, in land, water and seascape areas.

Landscape character is the combination of both natural / physical, cultural / social and perceptual / aesthetic influences, which give rise to a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse and which define the 'sense of place'. The landscape is not therefore simply a visual phenomenon.

The following sections set out the landscape character framework of the study area from the Thames Landscape Strategy Review (2012) to the LBRuT Urban Design Study (2023) based upon existing character assessments. Due to the established grounds of appeal, the National Character Areas are not considered to be of relevance to this LVAIS.

4.1.1 THE THAMES LANDSCAPE STRATEGY (DECEMBER 2012)

The history of The Thames Landscape Strategy is summarised below:

"The Thames Landscape Strategy set out to understand the river landscape and to respect its character - both natural and man-made. The 1994 Thames Landscape Strategy (Hampton to Kew) report drew together for the first time the history, topography, culture, politics and wildlife of this remarkable stretch of the river to form the basis for future policy and design.

Initially the Strategy developed from ideas about the network of vistas along and across the river, drawn up by Kim Wilkie Environmental Design for the Royal Fine Art Commission Thames Connections exhibition in 1991. Stimulated by the interest of local groups and by a growing awareness of the need for integrated policies for the Thames, the project gradually evolved to cover an analysis of the character of the river landscape between Hampton and Kew as part of a vision for the river over the next century.

2012 Update: The Strategy's pioneering approach to integrated landscape planning was quickly recognised as a ground-breaking initiative winning many national and international awards. In 1997 it inspired the formation of the Thames Strategy Kew to Chelsea and in 2004 the Thames Strategy East. In 2011, the scope of the Thames Landscape Strategy was extended upstream from Hampton to Weybridge."

The Thames Landscape Strategy (2012) policy areas cover the River Thames and its surrounding strategic green infrastructure. Petersham Meadow, Petersham (including the Site) and the study area form part of the character area identified as "Reach 8: Ham." The key components and view corridors within the Reach are identified on Figure 4.1 on the following page. The landscape character of this Reach is described as:

"The Ham Reach curves from the edge of Twickenham to the edge of Richmond.

Some of the most dramatic landscape features on the Thames are concentrated along this mile of the river. Richmond Hill and the wooded escarpment of Richmond Park rise above the lush flood plain of villas, meadows and avenues. The grounds of Orleans House, Marble Hill, Ham House, Douglas House and Petersham Lodge stretch down to the water's edge, uninterrupted by roads or suburban development. And the fine 17th- and 18th-century architecture extends into the little villages of Ham and Petersham, nestled between the park and the river, and into Montpelier Row beside Marble Hill.

The panoramic view from Richmond Hill today sweeps over much the same Arcadian landscape which had such influence on the taste and designs of the 18th century. It is a view that has inspired painters and poets from around the world, and raised such local feeling for the landscape that in 1902 it became the first and only view to be protected by Act of Parliament. From the top of the hill you can see the sun setting over the Chilterns.

2012 Update: Local passion for the View was re-ignited to celebrate the centenary of the View in 2002 leading to the establishment of the London's Arcadia project to restore and open up the landscape on and below the hill.

Looking back from the river, the view glides up the Terrace Field to the strong line of the houses and the spire of St Matthias' Church behind, along the crest of the Hill. The broad hoggin terrace in front of the houses is an extremely popular viewing point, set below the level of the road with plenty of wooden memorial seats, beside a pub and protected by fine Victorian rods and bollards.

2012 Update: A display board explains the View and some of the history of the landscape and a plaque positioned on a stone plinth was installed by the Richmond Society to celebrate the centenary of the Act that saved the View.

The field is managed for hay and wildflowers, creating a natural appearance which links to the water meadow below and in summer provides a popular hill-side for picnickers, spread out on the long grass. In winter, the hillside is a favourite tobogganing slope. The Terrace Field is enclosed by the Wick and the Petersham Hotel to the south, and to the north, by the elaborate Terrace Gardens, a fine example of a manicured Victorian park. The Terrace Gardens are concealed within a frame of mature trees.

2012 Update: The lower section, known as the Wilderness, formerly juttied out into the Terrace Field, (lining the path which leads from the top of the hill to the river with chain-link fencing and the back of a shrubbery) but work carried out as part of London's Arcadia project repositioned the fence to frame and open up the panorama, blurring the boundaries between the meadow and formal garden. The 1896 OS map identified large areas of Ham laid out to orchards, including the Polo Field, part of the Petersham Meadow and Grey Court. Proposals to reinstate some elements of lost orchards are planned...

Petersham Meadow (2012 Update: now leased to the National Trust), at the foot of the hill is still grazed by cattle, an amazingly rural scene within the capital. The grasses and wildflowers of the meadow form the critical middle ground to the view between the river and the hill. There is a clumsy concrete flood defence wall around the perimeters of the meadow. The white of Petersham Lodge gleams against the bright green of the

meadow and the darker backdrop of cedars and the horse chestnut avenue – now restored - which links the house to the river. The sloping granite set banks covered in low vegetation are attractive and the stone steps are well-used by fishermen. The River Lane slipway is extremely popular with boaters.

2012 Update: The visual connection between the formal gardens at Buccleuch and the meadow was improved by the TLS through the landscaping of Chitty Hole but there is still more to be achieved.

2012 Update: The character of the Thames Path is particularly pastoral in this reach. This is achieved through a combination of an unbound surface, absence of street lights, minimal signage and extensive vegetation cover. Whilst it may be appropriate for cycling to be formalized on the towpath between Richmond and Teddington Lock, the pastoral character would need to be maintained. The towpath and emerging backwaters in this reach are low lying and undefended from high tides. The path between Petersham Meadow and Douglas Meadow is inundated on at least 230 tides each year affecting recreational use and erosion of the riverbank. Behind the towpath a series of inter-connected wet habitats are developing including the wet woodland in Petersham Lodge Wood and the Sea Scout land, fen vegetation, wet meadowland and tidal creeks.

Behind the towpath and meadow, the village of Petersham clusters picturesquely to the side of St Peter's Church. The fine houses of the village, set along a narrow winding road, are besieged by through-traffic to and from Kingston. The white wooden tower of St Peter's Church and the red brick tower of All Saints' Church stand out as landmarks against the wooded escarpment of Richmond Park. Further to the south of the escarpment, there is a glimpse of the white buildings of Pembroke Lodge. The Lodge, which has undergone major improvements to its fabric and facilities, has a popular public restaurant and a terrace with a fine view over the Thames Valley to Strawberry Hill. Within the grounds of Pembroke Lodge, King Henry VIII's Mound offers both the magnificent keyhole vista of St Paul's Cathedral, 10 miles away in the City to the north east, and to the south west down over Sudbrook Park and Petersham to the river and Marble Hill. Beneath the Mound, Sudbrook Park has been converted to a golf course, but the traces of the great mound, pond and avenues can still be seen in the grounds and ideally features would be restored where they can work with the layout of the course."

With regard to nature conservation and flood risk management, the following text is of relevance to the study area:

"Petersham Meadow slope gently down to the river, with cattle grazing on the lush grass and wild flowers, showing how much of London's riverside would have looked as pastoral meadow land. The flora of the meadows is less diverse than it might be, following partial 'improvement' in the past, as is evidenced by the frequency of perennial rye-grass among the sward. A reasonable range of wild flowers is still to be found among the grasses, however, some of them in abundance. Bulbous buttercup produces sheets of golden flowers in spring and early summer, especially in the two smaller fields furthest from the river. The long grass is an ideal habitat for grasshoppers, while the flowers provide nectar for a good variety of common butterflies, such as meadow brown, common blue and small and large skippers. It is important that no fertilisers or herbicides are used. The larger field beside the Thames used to flood in winter until the 1950s when the low wall beside the towpath was erected. Although the field is still damp in places it would be very beneficial for wildlife

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to re-introduce occasional flooding...

The river banks along this reach are generally very good for wildlife, particularly adjacent to Petersham Meadow where there is almost a fen-like flora. The towpath becomes more open as it passes Petersham Lodge and Petersham Meadow and this is a particularly good place to watch bats on balmy summer evenings."

The relevant guidance promoted by the Thames Landscape Strategy and how this relates to planning policy includes:

TLS REFERENCE	2012 GUIDANCE	RELATED PLANNING POLICY
8.1G	Conserve the remarkable Richmond Hill view and its relationship with the open water meadows, the graceful bend in the Thames and the historic landscape of villas, parks, avenues and villages	London Plan – 7.12 LBRuT – DM HD7

The relevant project proposals promoted by the Thames Landscape Strategy includes:

TLS REFERENCE	2012 PROJECT	OTHER STAKEHOLDERS
8.12P	Maintain the estate fencing around Petersham Meadow	Leaseholders

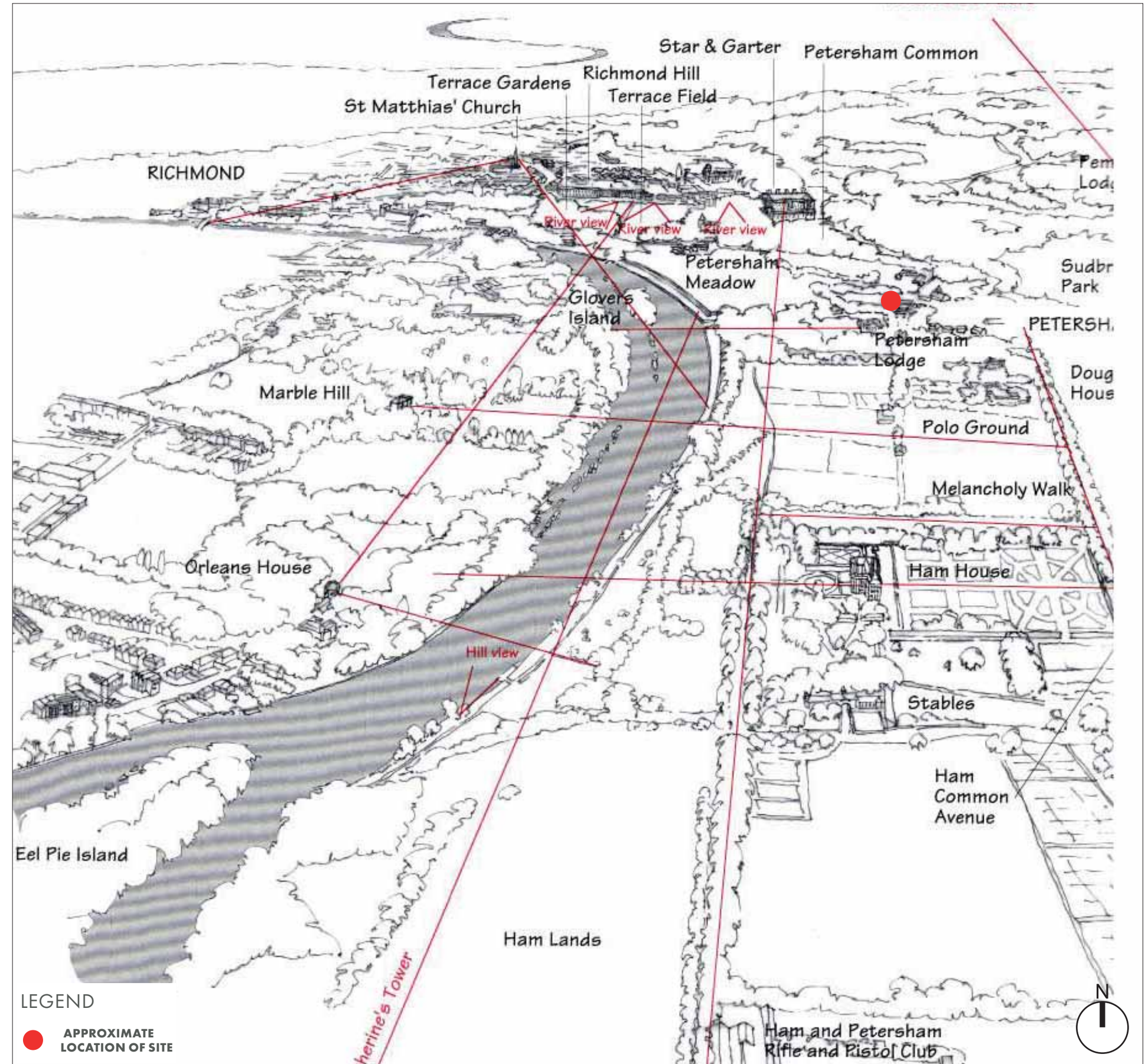


FIGURE 4.1 – EXTRACT OF THE THAMES LANDSCAPE STRATEGY 2012 FOR REACH 8: HAM (THE THAMES LANDSCAPE STRATEGY, 2012)

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4.1.2 LBRUT URBAN DESIGN STUDY (APRIL 2023)

The general character of the LBRuT has been described at the Borough level by Arup in the LBRuT Urban Design Study (April 2023). The Site and its surroundings are identified as falling within Character Area E2: Ham Common and Riverside as illustrated on Figure 4.2 opposite. Key characteristics pertinent to the study area are described as:

- “Ham Common and Riverside encompasses the stretch of riparian landscape following the River Thames from Petersham Common to Teddington Weir, and enveloping Ham and Petersham Residential character area. It includes several conservation areas and historic landscapes.
- A distinctive, semi-rural character and a sense of openness from extensive green spaces and the River Thames. The area includes extensive open spaces, the majority of which are designated Metropolitan Open Land. It includes Petersham Common, Petersham Meadow, Ham Lands and Ham Common Woods Local Nature Reserves, Ham Common, Ham House and Garden and the Old Richmond Golf Club adjacent to Richmond Park.
- A historic townscape of very high quality and consistently strong character, reflected in much of the area being designated as conservation areas including Ham House CA, Petersham CA, Ham Common CA, Parkleys Estate CA, and parts of Richmond Hill CA and Teddington Lock CA. The historic core of Petersham village dates to the early medieval period. Grand buildings have varied textures and detailing, such as Beaufort House on Ham Street, reflecting its historic relationship with the estate. High brick boundary walls and narrow, winding avenues are typical features. Buildings range from 2 to 3 storeys.
- Contained within the Thames floodplain, the area consists of flat, low-lying topography except for the steep, eastward rise of Petersham Common where it climbs Richmond Hill scarp slope. Richmond Hill provides a green backdrop to views eastwards along the Thames and over Petersham Meadow.
- Remarkable views and vistas along the River Thames. The area is within the view from Richmond Hill, as painted by Turner, and is safeguarded by the 1902 Richmond Petersham and Ham Open Spaces Act. Views towards Richmond Hill and the Royal Star and Garter often include the grazing cattle of Petersham Meadow, which enhance the historic, rural feeling, providing a sense of how this landscape might have used to look.
- Ham House and Estate built in the early 17th century and are integral to the appearance and layout of the area, with their prominent avenues forming the basis for the corridor of green spaces to Ham Common. Ham Common forms the focal point of the conservation area and is a setting for local sport and recreation such as cricket and football. Several brick mansions overlook the Common, forming a grand frontage.”

The valued features identified of relevance to this LVAIS include:

The River Thames and riverside open spaces, including the Thames Path and Capital Ring Walk of recreational, historical, and natural value. Recreational value of the riverside activities including boating, paddle boarding.

- “Harmonious, high aesthetic and semi-rural quality of the open spaces and high scenic townscape character.
- Open spaces including areas of MOL, Ham Lands and Ham Common, their sense of openness and biodiversity value.

- Exceptional heritage and historic interest across much of the area which gives strong character through historic buildings, boundary walls etc. Refer to the Register of Parks and Gardens, conservation area appraisals and national and local listed building citations.
- The cultural importance of the influence of 17th century landscape design and perceptions of wilderness.
- Historic buildings such as Ham House provide significant destinations within the area (Ham House is now owned by the National Trust). They contribute to the area’s identity and offer a sense of grandeur and history.
- Petersham Common and the Royal Star and Garter Home form a distinctive landmark and backdrop to the area, including within views eastwards along the Thames and over Petersham Meadow, as well as in more distant views such as from Kingston Bridge.
- Many valued views and vistas, including:
 - sequential views in all directions from Ham House across the River Thames, York House Gardens, Eel Pie Island, Orleans House, Marble Hill House and Petersham Meadow and Common, Richmond Hill and the Star and Garter;
 - the designed tree-lined view from Ham House towards Ham Common along Ham Avenues;
 - the designed view from Ham House east towards the Gatehouse, and west along Ham Gate Avenue towards Ham Gate, Richmond Park;
 - from St Andrew’s Church to Ham War Memorial;
 - from the weir east, near Thames Young Mariners;
 - views from Richmond Terrace (within Richmond Town Centre and Riverside character area) to Petersham Meadow and the River Thames as painted by Turner.”

Negative qualities are identified as:

- “Slight lack of legibility around Ham Common/Ham House Estate with intersecting roads, institutional buildings and inconsistent boundary conditions.
- Surrounding residential development in Ham appears to encroach slightly on this conservation area and is not sympathetic in style.
- Heavy traffic on Petersham Road is at odds with the setting.”

The sensitivity of the character area is described as:

“Overall, Ham Common and Riverside has a high sensitivity to change. The high value and susceptibility of the area mean that significant change is unlikely to be appropriate.

The openness and visual aesthetic of the area make it sensitive to built development, which has been limited to dispersed, historic buildings, well-contained residential areas, and small-scale leisure developments.”

The character area design guidance identified in the assessment pertinent to the Site are set out below:

Respect the setting and proportion of historic features and existing landmark buildings. Refer to the conservation area appraisal for the relevant conservation areas.

- “Avoid any encroachment into the open land/wider landscape setting from adjacent

settlements and maintain well-defined settlement boundaries.

- Encourage upkeep of boundaries, façades and front gardens. Encourage planting in front gardens, including hedges.
- Preserve and reinstate original features in the public realm such as paving slabs, granite kerbs and setts and ensure good maintenance of building façades and public realm.
- Improve the legibility and consistency in built typologies and boundary conditions. Especially around Ham Common.
- Consider a wider public realm or cultural strategy to create a sense of coherence between the many different elements. This should reflect the semirural character.
- Improve the design and functionality of the existing riverside car park to ensure it does not detract from the quality of the wider green and blue infrastructure character.
- Ensure green infrastructure is physically connected. Better connect open spaces to the townscape by reducing vehicle presence on intersecting roads.
- Preserve the openness of the MOL and the riverside by resisting development which would affect this perception.
- Enhance local distinctiveness using its relationship with the river and heritage; enhance biodiversity through less intensive management, for example: allowing more natural river banks with off-line wetlands; re-engaging with the river by lowering barriers and paths to make the water accessible.
- Refer to the borough’s Parks and Open Spaces Strategic Principles document and Biodiversity Action Plan, which set out actions to conserve and enhance the network of green spaces within this area.
- Preserve linear views along the river.
- Protect the quality of valued views and vistas and maintain and enhance existing wooded skylines and open vistas.”

4.0 BASELINE CONDITIONS

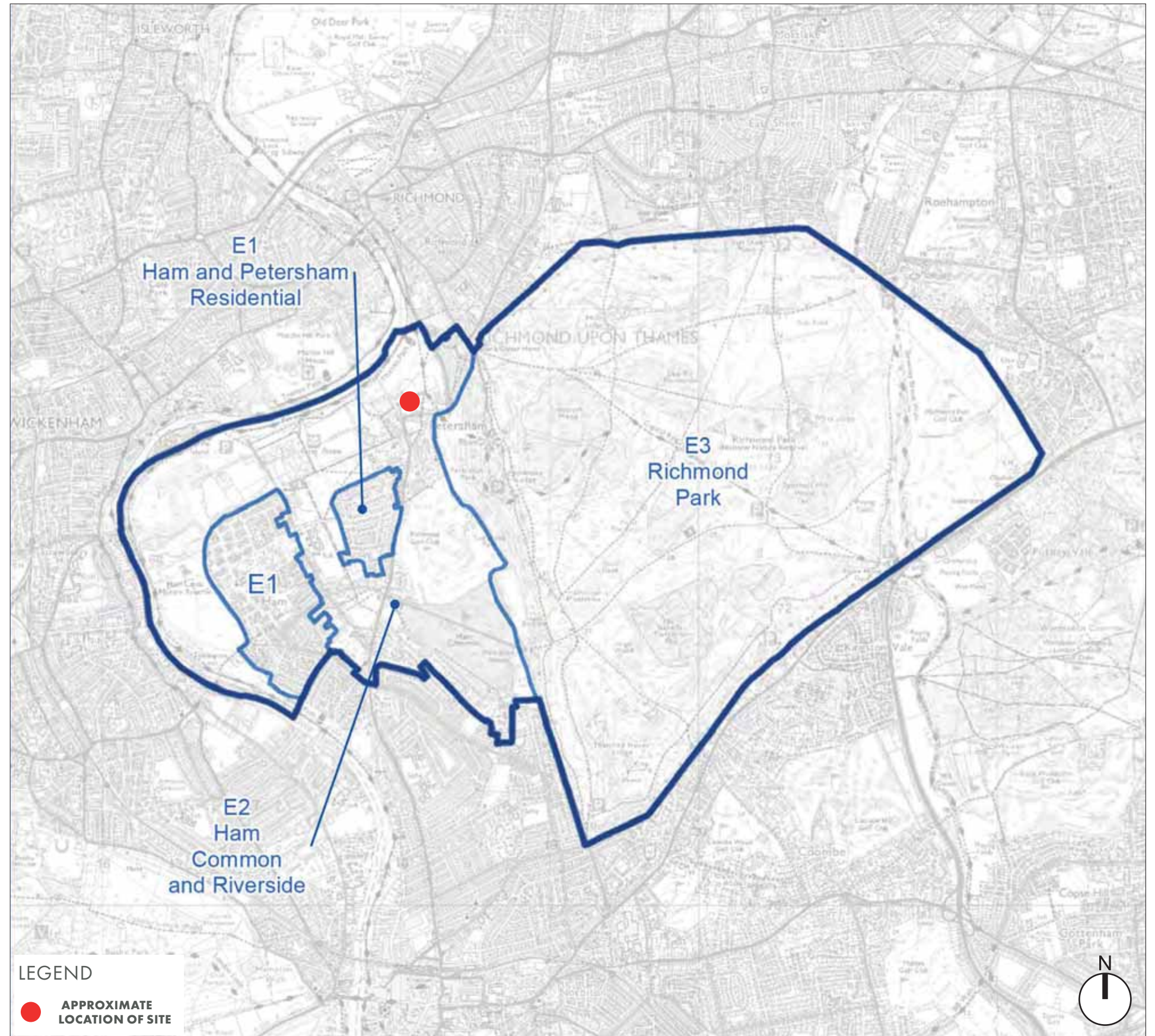


FIGURE 4.2 – EXTRACT OF THE HAM, PETERSHAM AND RICHMOND PARK CHARACTER AREA E PLAN (LBRUT URBAN DESIGN STUDY, ARUP, 2023)

4.0

BASELINE CONDITIONS

4.2 CONTEXTUAL LANDSCAPE/TOWNSCAPE APPRAISAL

Figure 4.3 on the following page illustrates the topography, drainage and land cover within the study area. The key aspects of which are described below:

4.2.1 NATURAL

Geology and Soils

The study area contains a mixed geology and soilscape due to the influence of the River Thames, its associated floodplain and the plateau to the east on which Richmond Park sits. The soils on the higher ground in the east of the study area are identified as “*slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils*”. The lower ground in the centre of the study area, where Petersham is located is identified as “*freely draining slightly acid loamy soils*”. The River Thames is identified as having “*loamy and clayey floodplain soils with naturally high groundwater.*”

Value: Medium

Landform and drainage

The central part of the study area is low lying at circa 5m AOD and includes the River Thames and its associated floodplain. The suburban areas to the north of the River Thames and west of the study area are also low lying and predominantly flat. The landform to the east of the study area rises sharply to approximately 50m AOD at Richmond Hill and 56m AOD in Richmond Park creating local high points that define drainage catchments. The majority of the study area drains towards the Thames.

Value: Medium - High

Vegetation Cover

The study area is well vegetated. Large blocks of woodland are present in the east within Richmond Park and cascade down Richmond Hill towards the River Thames flood plain, and Petersham. Areas of open grassland such as Petersham Meadow and more formally designed landscapes such as the grounds of Ham House and Polo Club occupy this lower ground, interspersed by blocks of woodland or tree belts alongside the river. Scattered mature trees add to the parkland character of the surrounding landscape. The skyline is formed by a combination of woodland, trees and significant areas of built form, creating a suburban character to the local area.

Value: High

4.2.2 CULTURAL / SOCIAL

Land Use

The land use of the study area is a mixture of open parkland, pastoral fields and blocks of woodland, set between areas of settlement and around the focal feature of the River Thames. The open areas are a mixture of designed landscape and parkland as well as pockets of former agricultural land on the lower lying river floodplain. The

agricultural land gives way to areas of equestrian use and other edge of settlement uses on the edge of Petersham, as well as the Ham Polo Club in the west of the study area.

The areas of settlement include Petersham, which is predominantly residential, with some small commercial businesses in operation and Richmond, which contains areas of residential, retail, commercial and employment uses.

Settlement Pattern / Setting / Building Heights / Urban Grain:

There are three settlements within the study area, all of which are nucleated in pattern and set around the floodplains of the River Thames. The village of Petersham is located in the south of the study area, set along the A307 Petersham Road. The village is of low density, with a large share of detached properties set within generous grounds and around a strong landscape framework with Petersham Park to the east, Petersham Meadow to the north and Ham Polo Club to the west. Building heights are predominantly two storeys with some single storey and three storey properties in places.

In the north east of the study area is Richmond Hill, which has a denser, more suburban character in comparison to Petersham. The built form is characterised by semi-detached properties and rows of terraces that are often three - four storeys in height, creating a stronger sense of enclosure to the street scene and also forming key focal points in local views, such as that of Richmond Hill.

To the west of the River Thames is East Twickenham, which also has a suburban character, but is set on flatter, lower lying ground when compared to Richmond. Building heights range from two - three storeys.

The skyline is a mixture of woodland and built form with some individual buildings of large scale and mass, such as The Royal Star and Garter and The Petersham Hotel prominent features on the rising ground of Richmond Hill.

Enclosure

The enclosure pattern within the study area is created by a combination of built form, woodland and topography.

Land ownership

Richmond Park and much of the surrounding landscape are part of the Crown Estate having been created by Charles I in the 17th Century. Petersham Meadow is now under the management of the National Trust. Other land ownerships include the LBRuT and various private ownerships.

Time Depth

The study area has a high degree of time depth with the landscape pattern showing little significant change. Richmond Park dates back to the 17th Century and much of the landscape around the River Thames is representative of the scale and pattern as shown on OS Maps from the 1800s. Petersham and Richmond have both grown as settlements, however a number of prominent historic buildings demonstrate time depth through their architectural style.

Value: High

4.2.3 PERCEPTUAL AND AESTHETIC

The distinctive topography of Richmond Hill and the flat floodplains of the River Thames have created an attractive landscape setting to the surrounding London suburbs. The built form and landscape work in harmony to create one of London's protected views from Richmond Hill, which has been celebrated many times through literature and art, most notably by J.M.W Turner and his painting of the view.

Petersham Meadow is a key component of this view with the open nature of the field adjacent to the river creating a sense of rurality and openness to the river corridor, set amongst a well treed, suburban townscape. The semi-rural character of the meadow and its sense of tranquillity are perceived relative to the consistent air traffic from nearby Heathrow, the perception of surrounding settlements and audible nature of vehicles using surrounding movement corridors and more infrequently, the river. These visible and audible activities are felt on the periphery of the landscape.

Blocks of woodland, tree belts and scattered trees create areas of enclosure, particularly on the hillside and along the river, compartmentalising the landscape and creating pockets of landscape that create transitions between suburban and open characters. The scattered trees and woodlands provide a strong time depth to the landscape, providing clear associations with the parklands and designed landscapes of historic properties such as Ham House.

Value: High

4.2.4 SUMMARY OF CONTEXTUAL LANDSCAPE CHARACTER

Historical Development

The structure and identity of the area dates back to the 17th Century and beyond with Richmond Park, Ham House and Marble Hill all of historic significance within the study area. Petersham and Richmond have experienced growth over time but their historic forms and architecture display a clear sense of time depth within the local area. Petersham Meadow has historically been an open field in agricultural or pastoral use and remains so today. The local landscape has historically been celebrated through artistic and literary associations with the view from Richmond Hill.

Value: High

Movement and Connectivity

Today, the main movement corridors are the A307 Petersham Road and the B353 which connect Richmond Hill and Petersham. The River Thames is also a major movement corridor. An extensive network of PRoW cross the study area with the Thames Path and Capital Ring Long Distance Walking Routes crossing the study area.

Value: Medium - High

Urban Structure and Built Form

The urban grain of the study area varies with the village of Petersham in the south of the study area, having a lower density with larger, predominantly detached properties of two - three storeys set within generous grounds. The village has a well treed

4.0 BASELINE CONDITIONS

character and is set on low lying land to the south of the River Thames.

In the north of the study area, the urban structure of Richmond has a denser character with rows of large scale terraces and semi-detached properties creating a more unified block structure to the townscape. Buildings are of large scale, ranging up to four storeys, particularly where fronting the River or the landscape on Richmond Hill. These buildings are focal features within the local area, their historic architecture and good condition making an attractive and distinctive urban environment that relates well to its landscape setting.

Value: High

Green Infrastructure and Public Realm

The green infrastructure and public realm within the study area are focused around the parks of Richmond Park and Petersham Park, as well as the River Thames, its towpaths and immediate setting, which includes Petersham Meadow and Richmond Hill. Blocks of woodland and scattered trees create a continuity with the wider parkland setting on higher ground and break up the areas of built form. More formal public realm treatments are found at strategic viewpoints such as Richmond Hill and along the River Thames, particularly the stretch of the river in the north adjacent to Richmond town centre. The green infrastructure and public realm create a semi-rural nature.

Value: High

Tranquillity

The study area is a busy, suburban environment. The urban areas and green infrastructure are well used by people and as such there is little sense of remoteness within the study area. Air traffic overhead and vehicle movements from nearby roads are often audible and whilst the river corridor and areas of open space can offer respite from these areas, visually, the popularity of these spots for locals and tourists mean that these spaces are well used. These spaces do offer some element of tranquillity and an "escape" from the more urban environments of Richmond and South Twickenham and therefore their tranquillity is considered relative to these environments.

Value: Medium - Low

Night Time Character

The night time character of the study area has a predominantly suburban character with domestic scale lighting from properties in Petersham and Richmond, plus lighting columns associated with key vehicular routes visible from the study area. Prominent buildings on the rising ground, such as the Royal Star and Garter and Petersham Hotel are particularly prominent at night. Night time views from the protected viewpoints on Richmond Hill and in Petersham Park experience the collective illumination of the west London suburbs due to their panoramic, long-distance nature. Pockets of darker areas are possible where topography and vegetation combine to limit the influence of the surrounding built form.

Value: Medium - Low

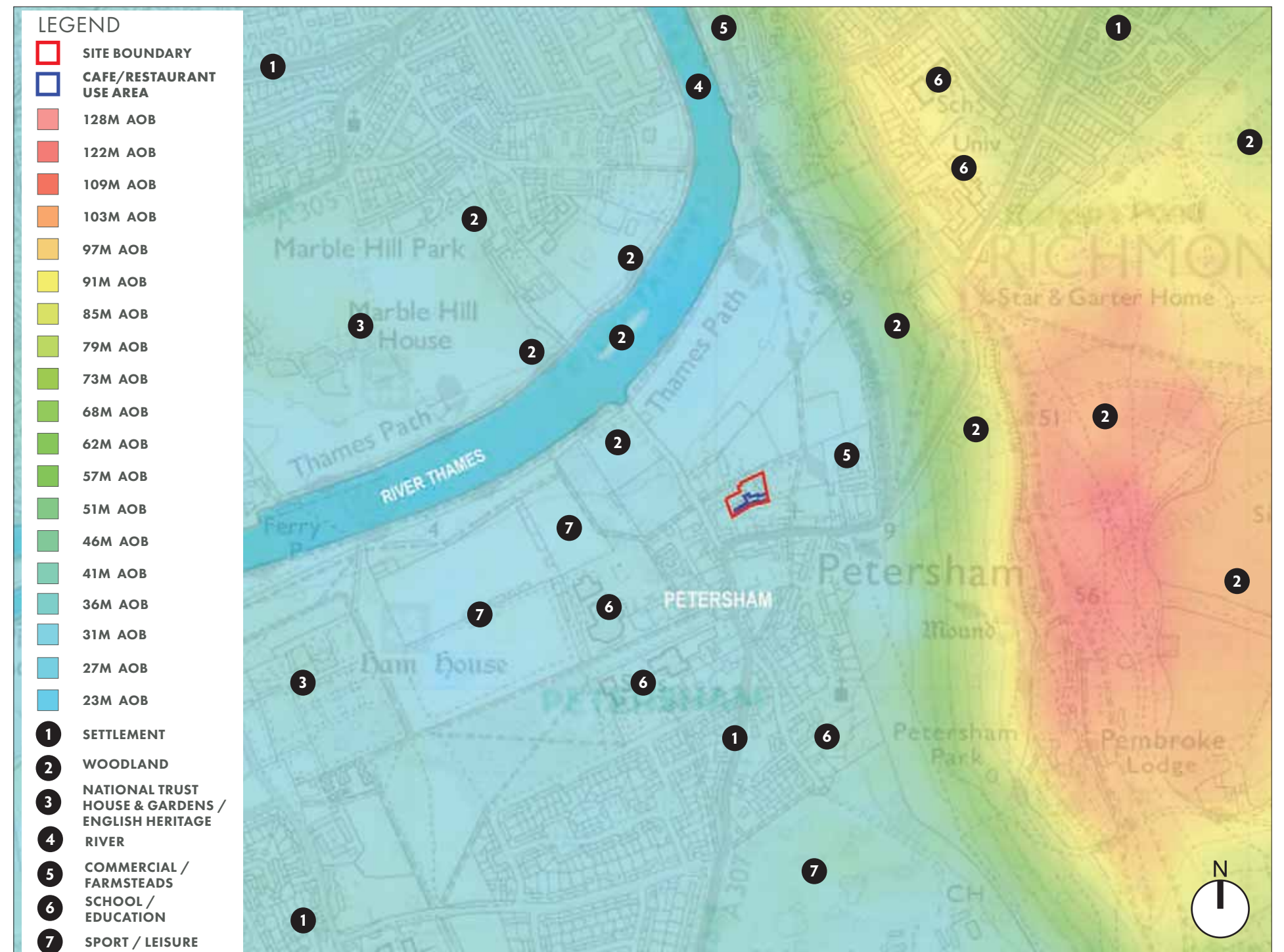


FIGURE 4.3 – TOPOGRAPHY, DRAINAGE AND LAND COVER (FABRIK, 2024)

4.0

BASELINE CONDITIONS

4.3 SITE APPRAISAL

4.3.1 NATURAL

Geology and Soils

The soils within the Site and its immediate surroundings are identified as “*freely draining slightly acid loamy soils.*”

Value: Medium

Landform and drainage

The topography of the Site is broadly flat and sits at approximately 5m AOD. The Site sits on the northern edge of Petersham with Petersham Meadow located to the north which leads to the River Thames. The drainage pattern therefore is in a northerly direction towards the River.

Value: Medium

Vegetation Cover

The Site is in use as a plant nursery with associated glass houses, which include dining, cafe and retail services. The nursery is contained within a walled garden, which is flanked by a tall evergreen Yew hedge on its outer edge. This defines the boundary between the loose gravel linear car park/lane and the wider landscape to the north. The northern edge of the lane is lined by a mixture of Oak, Sycamore and Ash trees. Hedging and vegetation within neighbouring properties also creates a green context to the Site boundaries. Plants for sale within the nursery add to the green character of the Site but are clearly viewed as temporary, individual elements for sale.

Value: Medium

4.3.2 CULTURAL / SOCIAL

Land Use

The Site is in use as a commercial plant nursery with associated retail uses alongside a cafe and restaurant. The Site is set within a walled garden, with glasshouses and sheds. The immediate surroundings of the Site are in private residential use with built form and gardens surrounding the Site in all directions. A tennis court is located to the north west of the Site and another is located to the east, alongside a swimming pool. The Site is well associated with the surrounding settlement which has a strong boundary to the north defined by formal walls, hedging and mature trees which follow the access track to the nursery and neighbouring property.

Value: Medium

Built form / Scale / Mass / Height / Grain:

The built form within the Site consists of three large, single storey glasshouses with multiple-pitched roofs. The glasshouses are set within a walled environment, which has a series of timber structures constructed against the southern boundary of the

Site, which serve as offices and the kitchens for the cafe and restaurant. In the north of the Site is a small single storey building of the scale of a garage. Immediately north of this, outside of the Site, is a double garage associated with the neighbouring property, which lies adjacent to the north western boundary of the Site. This property is two storeys in height and is a detached house in private residential use. Further detached residential properties are located to the west and south of the Site, with associated gardens and structures such as tennis courts located to the east and north.

Value: Medium

Enclosure

The Site is well enclosed by brick walls and Yew hedging. The surrounding private gardens and residential uses are well defined with the PRoW along the northern boundary of the Site and following the access track creating a definitive edge to the settlement. To the north, the immediate context has a semi-open character with mature trees and equestrian uses forming the immediate setting to the settlement, within the retained historic field pattern, which then gives way to the openness of Petersham Meadow.

Value: High

Land ownership

The Site is in private ownership of Petersham Nurseries.

Value: Low

Time Depth

Historic OS mapping from 1888 demonstrates that the Site was part of the existing settlement with built form within it and defined boundaries following the existing walled extent of the Nurseries. The Site is therefore considered to demonstrate time depth having formed part of the historic settlement pattern, although the uses within the Site have evolved over time.

Value: Medium

Overall Cultural / Social Landscape Value: Medium

4.3.3 PERCEPTUAL AND AESTHETIC

The perceptual qualities of the Site are its sense of enclosure due to its strong walled/hedgerow boundaries and the buildings/structures associated with the Nurseries operation within the Site. The contextual uses of residential built form and private gardens surrounding the Site further reinforce its association with Petersham and its location on the edge of this settlement, which are qualities perceived from within the Site.

The formality of the Site boundaries through tall brick walls and dense, evergreen hedging creates a sense of permanence and robustness to the settlement edge and a sense of enclosure from within the Site. This well defined boundary creates a sense of separation from the landscape to the north of the Site and the boundaries restrict

intervisibility from within the Site to the gated entrance on the northern boundary.

The built forms of brick walls, glasshouses, pergolas and garden paraphernalia for sale such as plants, pots, furniture and tools all add to the variety of forms, patterns, textures and colours experienced within the Site.

Petersham Nurseries is a prominent local business with the cafe/restaurant and plant Nursery considered a well-known visitor attraction due to its literary associations and reviews as part of its commercial promotion/marketing and visitor experiences.

Perceptual and Aesthetic Landscape Value: Medium

4.3.4 LANDSCAPE/TOWNSCAPE CHARACTER

The Site is well enclosed by the boundary walls and hedgerows with the glasshouses and associated structures adding to the sense of enclosure and plant nursery character. The surrounding residential and private garden uses lead to a clear association as part of the settlement of Petersham. The existing gravel track along the northern boundary of the Site, which is a PRoW and includes areas of parking for the Nurseries forms the perceived settlement edge. The topography of the Site and its immediate setting is broadly flat and trees/hedgerows are confined to garden boundaries and along the track.

Value: Medium

Night Time Character:

The Site forms part of the lit townscape fringe of Petersham, with the lighting within the glasshouses and buildings within the Site contributing to the domestic scale lighting of the surrounding residential areas. Festoon lighting is present along the hedge defining the northern boundary of the Site and the southern edge of the linear car parking area. Lighting associated with the comings and goings of vehicles visiting the Site are also perceived along the access track.

Value: Medium

4.3.5 THE ROLE OF THE SITE IN THE WIDER LANDSCAPE

The Site forms part of Petersham with the perceived settlement edge formed by the definitive nature of the PRoW running adjacent to the northern boundary of the Site. North of this route are a combination of private gardens, a tennis court, private parking and small scale paddocks with scattered tree planting, the majority of which are in equestrian use. These fields are defined from Petersham Meadow by a linear tree belt, which has formed the boundary of Petersham Meadow dating back to at least the late 1800s. Petersham Meadow is a larger scale, pastoral field, which has a greater sense of openness and close association with the River Thames. Its low lying open character means it makes a strong contribution to the character of the surrounding landscape and is highly visible from surrounding strategic viewpoints on higher ground.

4.0 BASELINE CONDITIONS

4.3.6 FUTURE BASELINE

It is anticipated that, regardless of the outcome of the enforcement notice and appeal, the Site would continue with the current commercial operations of Petersham Nurseries, with some potential variation in the locations and hours of operation within the premises.

4.4 PHOTOGRAPHIC SUMMARY OF THE SITE CHARACTER

A visual inspection of the Site was conducted on the 26th January 2024.

Figure 4.4 opposite illustrates the locations of the Site photographs, including two private viewpoints from the south of the Site, looking at the southern Site boundary, which also forms the boundary of the Metropolitan Open Land designation.

Viewpoints A and B demonstrate the enclosed character of the easternmost glasshouse. Viewpoint C demonstrates the enclosed nature of the central part of the Site, which is used for outdoor dining. There is no visual relationship with the surrounding land uses from these locations.

Viewpoint D illustrates the character of the northwestern part of the Site. The walled boundaries create a strong edge to the Site. This is supplemented by a tall deciduous hedgerow in the private garden of the property abutting the Site, which would limit intervisibility in summer but allows open views of the upper storey of the property in winter.

Viewpoints E and F demonstrate the character of the Site from the south western corner. The boundary walls and glasshouse combine to create a sense of enclosure, channelling and foreshortening views to these areas of the Site.

Viewpoints G and H are taken from the private garden of the Petersham Nurseries owners to the immediate south of the Site. The walled boundary of the Site creates a strong sense of separation between the garden and the commercial operation of the Nurseries. The character of the view is of a private garden and lean-to glasshouses, which have a domestic character. The wall forms the boundary of the Metropolitan Open Land designation.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- ▲ SITE PHOTOGRAPH LOCATION

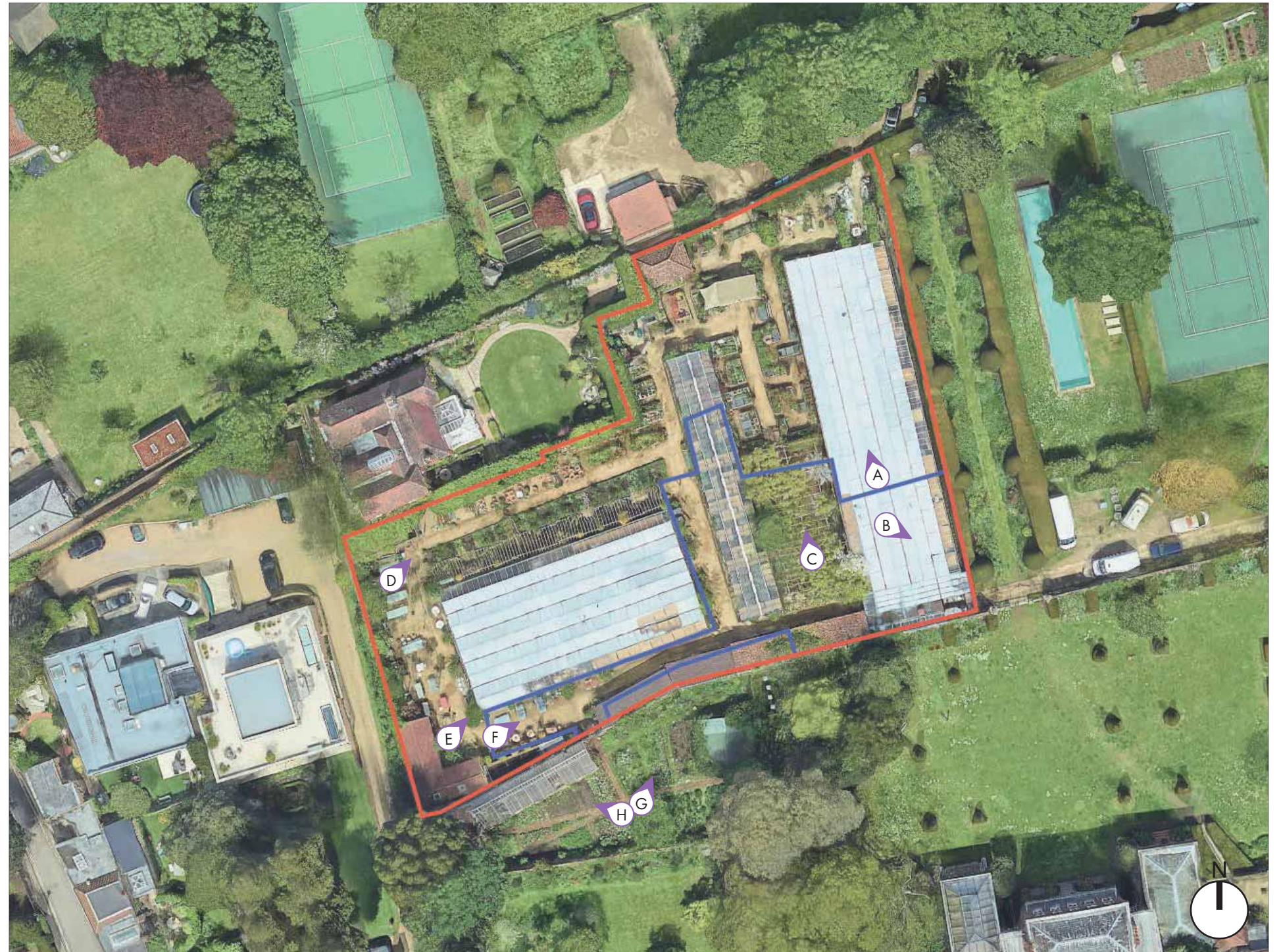


FIGURE 4.4 – SITE CHARACTER AND PHOTOGRAPH LOCATIONS (FABRIK, 2024)



VIEWPOINT A
 VIEW FROM THE EASTERNMOST GLASSHOUSE, LOOKING NORTH INTO THE RETAIL ELEMENT OF THE NURSERIES OPERATION. THE CHARACTER OF THE VIEW IS OF THE INTERNAL ARRANGEMENTS OF THE GLASSHOUSE. THERE IS VERY LITTLE PERCEPTION OF THE WIDER NURSERIES OR LANDSCAPE BEYOND THE SITE.



VIEWPOINT B
 VIEW FROM THE EASTERNMOST GLASSHOUSE, LOOKING SOUTH ACROSS THE DINING AREA. THE VIEW HAS AN ENCLOSED CHARACTER WITH NO PERCEPTION OF THE WIDER AREA.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- ▲ SITE PHOTOGRAPH LOCATION



VIEWPOINT LOCATIONS



VIEWPOINT C
 VIEW FROM THE CENTRAL, EXTERNAL AREA OF THE NURSERIES, LOOKING NORTH TOWARDS THE RIVER THAMES. THERE ARE OPEN VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE, ENCLOSED BY THE GLASSHOUSES AND VEGETATION AROUND THE WALLED BOUNDARIES OF THE SITE. THERE IS LIMITED PERCEPTION OF THE WIDER LANDSCAPE OTHER THAN VIEWS TO THE OPEN SKYLINE TO THE NORTH.



VIEWPOINT D
 VIEW FROM THE NORTH WESTERN CORNER OF THE SITE, LOOKING NORTH EAST ACROSS THE SITE. THE VIEW IS CHARACTERISED BY THE GLASSHOUSES AND EXTERNAL STRUCTURES/PLANTS ETC. FOR SALE AS PART OF THE NURSERIES' COMMERCIAL OPERATION. THE NEIGHBOURING PROPERTY IS VISIBLE ADJACENT TO THE NORTHERN BOUNDARY OF THE SITE.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- 📍 SITE PHOTOGRAPH LOCATION



VIEWPOINT LOCATIONS



VIEWPOINT C
 VIEW FROM THE SOUTH WESTERN CORNER OF THE SITE, LOOKING NORTH TOWARDS THE NEIGHBOURING RESIDENTIAL PROPERTY, OF WHICH THERE ARE OPEN VIEWS OF THE UPPER STOREY. WITHIN THE SITE, THE GLASSHOUSE AND TIMBER SHELTER FORM STRUCTURAL ELEMENTS TO THE VIEW, LIMITING WIDER VIEWS OF THE SITE. VARIOUS PLANTS, POTS AND OTHER GARDEN PARAPHERNALIA FOR SALE ARE ALL VISIBLE IN THE EXTERNAL PARTS OF THE SITE.



VIEWPOINT D
 VIEW FROM THE SOUTH EASTERN CORNER OF THE SITE, LOOKING EAST. THE CHARACTER OF THE VIEW IS OF SOME OUTDOOR SEATING AREAS, SET AGAINST A BACKDROP OF THE GLASSHOUSE AND SHEDS ASSOCIATED WITH THE NURSERIES OPERATION. THE HORIZON IS CHARACTERISED BY THE TREES WITHIN THE PRIVATE GARDEN TO THE EAST, WHICH TRUNCATES VIEWS OF THE WIDER LANDSCAPE AND TOWNSCAPE.

LEGEND

- **SITE BOUNDARY**
- **CAFE/RESTAURANT USE AREA**
- ▲ **SITE PHOTOGRAPH LOCATION**



VIEWPOINT LOCATIONS



VIEWPOINT G
 VIEW FROM THE PRIVATE GARDEN OF THE OWNERS OF PETERSHAM NURSERIES, LOOKING NORTH EAST TOWARDS A BRICK WALL, WHICH FORMS THE SOUTHERN BOUNDARY OF THE SITE AND THE BOUNDARY OF THE METROPOLITAN OPEN LAND DESIGNATION. THE VIEW IS CHARACTERISED AS A DOMESTIC, PRIVATE GARDEN. THERE IS NO VISUAL RELATIONSHIP WITH THE INTERNAL ARRANGEMENTS OF THE SITE, THE WIDER LANDSCAPE OR MOL DESIGNATION.



VIEWPOINT H
 VIEW FROM THE PRIVATE GARDEN OF THE OWNERS OF PETERSHAM NURSERIES, LOOKING NORTH WEST TOWARDS THE ORANGERY, WHICH ATTACHES TO THE SOUTHERN BOUNDARY OF THE SITE AND THE BOUNDARY OF THE METROPOLITAN OPEN LAND DESIGNATION. THE VIEW IS CHARACTERISED AS A DOMESTIC, PRIVATE GARDEN. THERE IS NO VISUAL RELATIONSHIP WITH THE INTERNAL ARRANGEMENTS OF THE SITE, THE WIDER LANDSCAPE OR MOL DESIGNATION.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- Ⓜ SITE PHOTOGRAPH LOCATION



VIEWPOINT LOCATIONS

5.0

VISUAL ASSESSMENT

5.1 INTRODUCTION

The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Site and its context from roads, public rights of way and properties.

Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf. The fieldwork was completed on the 26th January 2024.

Representative viewpoints are presented, with locations and degree of openness summarised in plan form, with the photographs from each location and description of the views on Figure 5.1 on the following page. The visual assessment describes the character of the Site and its relationship to the surrounding landscape.

5.2 VISUAL ASSESSMENT FROM LOCAL RECEPTORS

5.2.1 RESIDENTIAL

Views of the Site from receptors within private residential properties are limited to those either bordering the Site or in close proximity. There are open views into the western part of the Site from the first floor windows of the neighbouring property immediately north of the Site (Site Photographs D and E). The walled boundaries of the Site truncate views of the internal arrangements of the Site from neighbouring properties to the south. There are open views from the roof terrace of the property to the west of the Site on Rutland Drive due to the elevated position above the Site boundary wall (Viewpoint N/A).

5.2.2 TRANSPORT CORRIDORS

Views of the Site are truncated by intervening built form and vegetation from the surrounding road network within the study area, including the A307 Petersham Road (Viewpoints 5, 11, 21, 23, 24 and 45), B353 Star and Garter Hill (Viewpoint 4) and River Lane (Viewpoint 25 and 26).

There are open views of the northern Site boundary vegetation from the access track as it runs adjacent to the Site boundary (Viewpoints 28 - 30). Views of the Site from the section of the road running north - south and connecting to the A307 Petersham Road are truncated by the intervening private garden boundaries (Viewpoints 16, 31 and 37).

5.2.3 PUBLIC RIGHTS OF WAY

The combination of Registered Parks and Gardens (RPG) including Richmond Park (Viewpoints 18 - 20), Richmond Terrace Walk and Terrace and Buccleuch Gardens (Viewpoints 1, 2, 10 and 48), Open Access Land such as Petersham Lodge Woods (Viewpoint 27), Petersham Meadow (Viewpoints 6, 7, 14, 15, 33, 38 - 42, 46 and 47) and Petersham Common (Viewpoints 3 and 4), the River Thames corridor (Viewpoints

12 and 13) and surrounding Public Rights of Way (PRoW) network provides a high degree of public access to the study area. The views available from these routes have differing characters but generally provide views across natural and man made landscapes set within well treed environments, often with far reaching panoramic views from higher ground or open views across the immediate environs from the lower ground around the river.

In the east of the study area, PRoW 132 connects the Richmond Hill viewpoint in the Richmond Terrace Walk RPG to the A307 Petersham Road (Viewpoint 9), there are open views west across the open landscape of Petersham Meadow and beyond. Views of the Site are truncated by intervening vegetation and built form.

Within the wooded environment of Petersham Common Woods, views from PRoWs 170, 172, 173, and 174 are foreshortened by the woodland, creating an enclosed character (Viewpoints 3 and 4). The Royal Star and Garter is a building of significant scale that rises above the woods on the higher ground, making it a focal landmark in views from Petersham Meadow and the wider study area.

Through Petersham Meadow, PRoWs 128/Capital Ring Long Distance Route and PRoW 131 have open views across the Meadow, set within a well vegetated framework of the field boundaries, vegetation along the River Thames, Petersham Lodge Wood and Petersham Common Woods (Viewpoints 6, 7, 3 and 47).

As PRoW 128/Capital Ring Long Distance Route continues south past Petersham Meadow and through the equestrian paddocks, it becomes more enclosed by vegetation, creating a natural alleyway with limited views of the surrounding landscape until it meets PRoW 122 and the access track to the Site. (Viewpoint 32)

PRoW 122 which runs east-west and adjacent to the northern Site boundary has an enclosed character at its western end between River Lane and the Site as it passes along a narrow alleyway with tall walls and built form on either side (Viewpoint 49). Along the edge of the Site, and beyond to the east, the views have a more open character than the western half, although the presence of built form, settlement boundary features such as walls, a track and mature trees, create a semi-enclosed character with partial views north towards the openness of Petersham Meadow (Viewpoints 28, 29, 36).

To immediate east of the Site, the section of PRoW 128 following the access track to the A307 Petersham Road and PRoW 125 to the south of Petersham Road have enclosed characters, within narrow corridors well defined by built form (Viewpoints 16, 22, 31 and 37). PRoW 130 skirts the edge of St Peter's Church Yard within a narrow alleyway and also has a well enclosed character. There are open views of the Church Yard in places but views of the Site are truncated (Viewpoint 17).

The River Thames corridor is flanked by PRoW 133/the Thames Path Long Distance Walking Route. There are open views from this route along the River corridor and across Petersham Meadow towards Petersham and Richmond (Viewpoints 12 and 13). Petersham Meadow provides an open setting to the River and is framed by the mature boundary vegetation and Petersham Common Woods, which rises on the ridgeline to Richmond Park beyond. The Petersham Hotel and Royal Star and Garter are prominent buildings on the rising ground, with the four storey terrace on Richmond Hill also clearly visible. The built form of Richmond is visible along the River to the

north. By contrast, the built form within Petersham is more subtly set within and behind a well treed framework. There are some partial views of the northern Site boundary and built form beyond the Site where gaps in the intervening vegetation allow.

To the west of the Site, views of the Site are truncated from PRoWs 127, 123 and 126 due to their enclosed nature with closeboard fencing and woodland defining the routes (Viewpoints 43 and 44). There are open views of the built form and outdoor facilities associated with Petersham and Ham Sea Scouts to from Viewpoint 43, set within a wooded environment.

5.2.4 VISITOR ATTRACTIONS AND SCENIC VIEWPOINTS

The Site is located within a study area that has a number of designated view corridors defined in London level and borough level policy. Most notably, these include the designated view from Richmond Hill within the Grade II* Registered Park and Garden of Richmond Terrace Walk, looking west across Petersham Meadow, the River Thames and West London towards the hills of the Chilterns National Landscape (Viewpoint 1/2). This view has been the subject of many artistic and literary pieces and is a popular location for tourists and locals. Petersham Meadow and the River Thames are visible set within a well treed, suburban townscape.

The Grade II* Richmond Terrace Walk and Grade II Terrace and Buccleuch Gardens are a local visitor attraction and open space with valued open views across the River Thames and Petersham Meadow. Views of the Site are truncated by the intervening vegetation and built form (Viewpoints 9,10, 48).

Another scenic viewpoint close to King Henry's Mound within the Grade I Registered Park and Garden of Richmond Park to the south east of the Site provides an elevated panorama across West London, of which Petersham is located in the lower foreground (Viewpoint 18). The view is characterised by the parkland landscape descending steeply towards Petersham, giving way to a far reaching panorama of West London, including landmarks such as the Grade I listed Ham House and Twickenham Stadium.

Viewpoint 19 within Richmond Park is located on the ridgeline but views west are truncated by the surrounding woodland on the slopes, that create a sense of enclosure, therefore channelling views along the road corridor and away from the Site. On the lower ground of Petersham Park, Viewpoint 20 has an open, parkland character, framed by the settlement edge of Petersham. This built form truncates views of the Site from this location.

5.2.5 EMPLOYMENT

There are open views of the Site from those working for Petersham Nurseries and based within the Site. Those working to maintain Petersham Meadow or on the River would have partial views of the Site from the sections in closest proximity to the Site and where gaps in the intervening vegetation allow. Other workers within the wider landscape such as the RPGs would have views of the Site truncated by the intervening built form and vegetation.

5.0 VISUAL ASSESSMENT

5.2.6 COMMUNITY BUILDINGS

St Peter's Church and its associated churchyard are located to the east of the Site and are accessed from the same access road used by visitors to Petersham Nurseries.

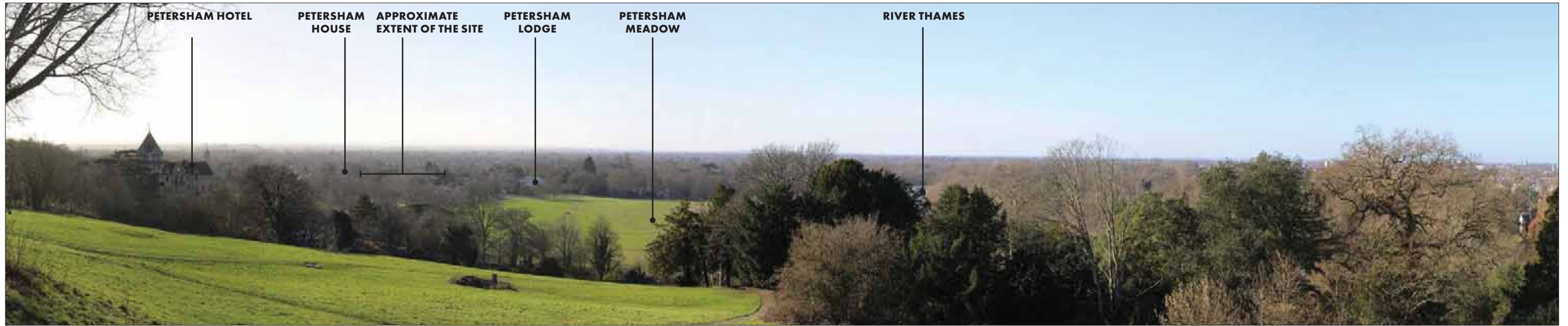
LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- 📍 LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 📍 LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 📍 LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).

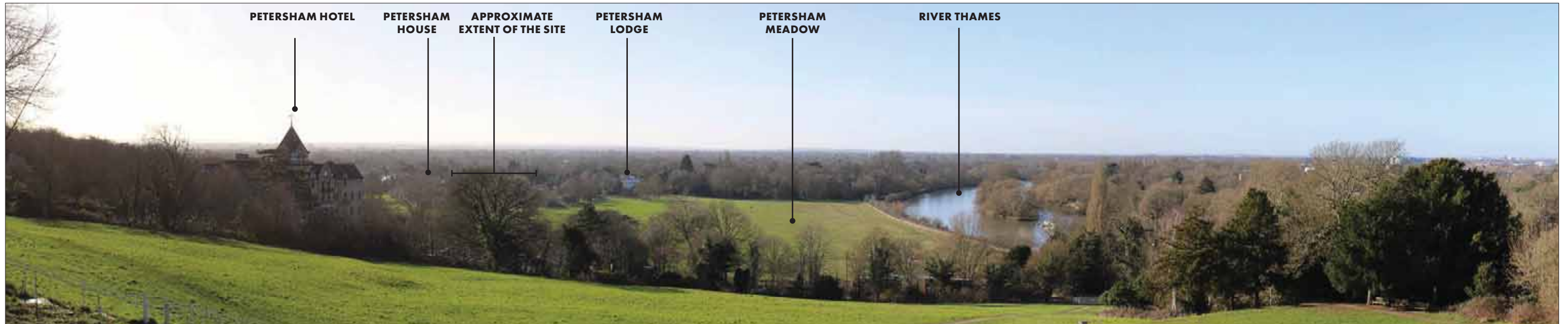


FIGURE 5.1 – VISUAL SUMMARY FROM LOCAL AREA (FABRIK, 2024)

REPRODUCED FROM ORDNANCE SURVEY DIGITAL MAP DATA © CROWN COPYRIGHT 2023. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432.



PHOTOGRAPH - VIEWPOINT 1 VALUE: HIGH
 VIEW FROM RICHMOND TERRACE WALK REGISTERED PARK AND GARDEN (RPG) ON THE APPROACH TO THE SCENIC VIEWING POINT, LOOKING SOUTH WEST ACROSS PETERSHAM AND WEST LONDON. THE OPEN PADDOCK OF PETERSHAM MEADOW IS VISIBLE IN THE MIDDLE DISTANCE, PROVIDING A CONTRAST TO THE WELL VEGETATED, SUBURBAN TOWNSCAPE BEYOND. THE PETERSHAM HOTEL IS PROMINENT IN VIEW, RISING ABOVE THE TREES IN THE FOREGROUND. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.



PHOTOGRAPH - VIEWPOINT 2 VALUE: HIGH
 VIEW FROM THE RICHMOND HILL SCENIC VIEWING POINT WITHIN RICHMOND TERRACE WALK RPG, LOOKING SOUTH WEST ACROSS PETERSHAM AND WEST LONDON. THE OPEN PADDOCK OF PETERSHAM MEADOW IS VISIBLE IN THE MIDDLE DISTANCE, PROVIDING A CONTRAST TO THE WELL VEGETATED, SUBURBAN TOWNSCAPE BEYOND. THE PETERSHAM HOTEL IS PROMINENT IN VIEW, RISING ABOVE THE TREES IN THE FOREGROUND. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION. SOME PARKED CARS ALONG THE ACCESS TRACK CAN BE PARTIALLY SEEN THROUGH GAPS IN VEGETATION.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- ① OPEN VIEW
- ② PARTIAL VIEW
- ③ TRUNCATED VIEW



VIEWPOINT LOCATIONS



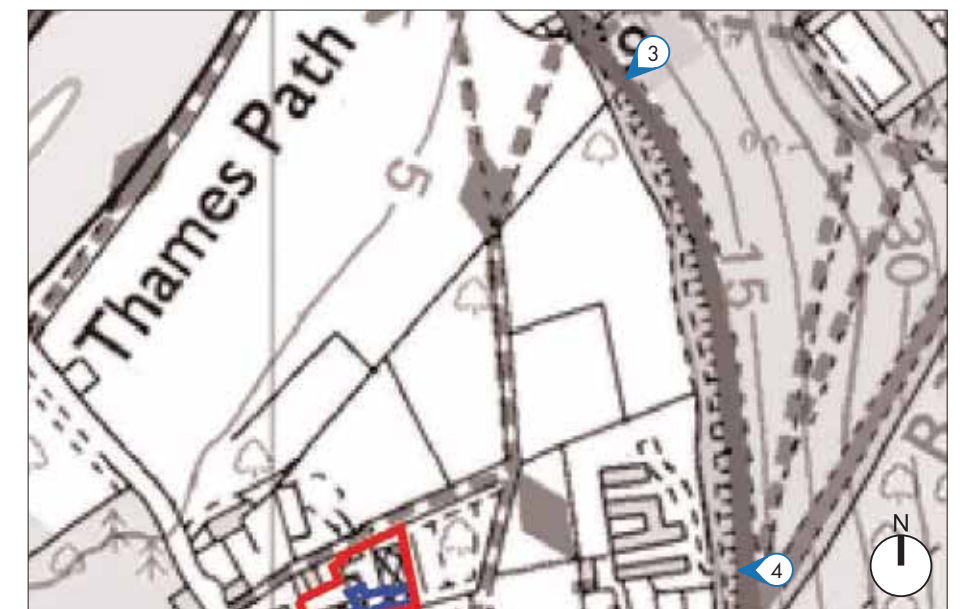
PHOTOGRAPH – VIEWPOINT 3 **VALUE: MEDIUM**
 VIEW FROM PROW 174 WITHIN PETERSHAM COMMON WOODS AT THE SOUTHERN EDGE OF THE ROYAL STAR AND GARTER, LOOKING SOUTH WEST TOWARDS THE SITE AND PETERSHAM MEADOW. VIEWS OF THE SITE AND PETERSHAM MEADOW ARE TRUNCATED BY THE INTERVENING WOODLAND. IN WINTER THERE ARE GLIMPSES OF THE RIVER THAMES.



PHOTOGRAPH – VIEWPOINT 4 **VALUE: LOW**
 VIEW FROM PROW 175 WHERE IT MEETINGS THE JUNCTION OF THE A307 PETERSHAM ROAD AND THE B353 STAR AND GARTER HILL, LOOKING WEST TOWARDS THE SITE. THERE ARE PARTIAL VIEWS OF THE ROOF OF ONE OF THE GLASSHOUSES WHERE GAPS IN THE ROADSIDE TREE BELT ALLOW.

LEGEND

- **SITE BOUNDARY**
- **CAFE/RESTAURANT USE AREA**
- ① **OPEN VIEW**
- ② **PARTIAL VIEW**
- ③ **TRUNCATED VIEW**



VIEWPOINT LOCATIONS



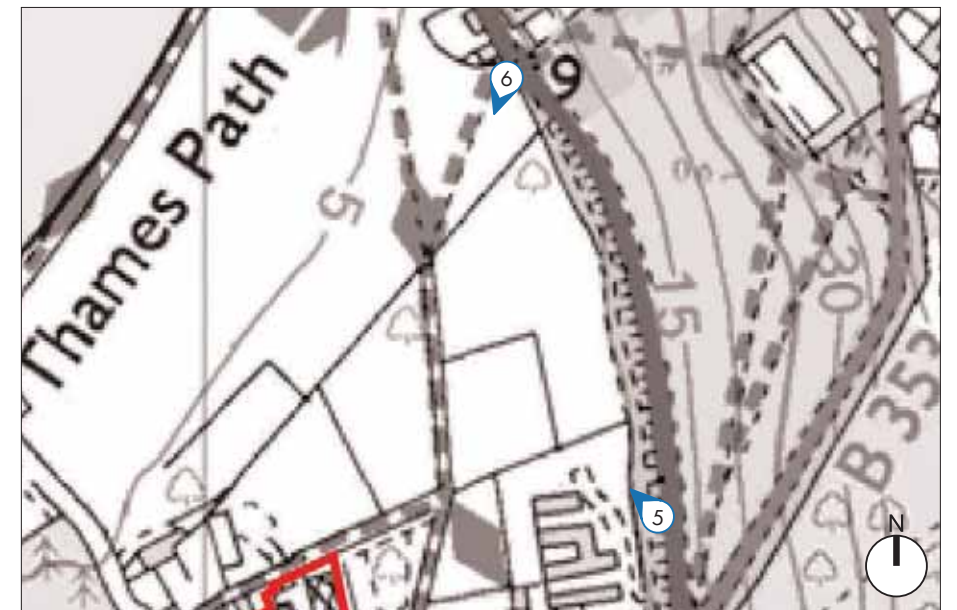
PHOTOGRAPH – VIEWPOINT 5 VALUE: LOW
 VIEW FROM THE PAVEMENT OF THE A307 PETERSHAM ROAD, LOOKING WEST TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION AND BUILT FORM. THERE ARE PARTIAL VIEWS OF THE EQUESTRIAN USES WITHIN THE FIELDS ADJACENT TO THE ROAD CORRIDOR.



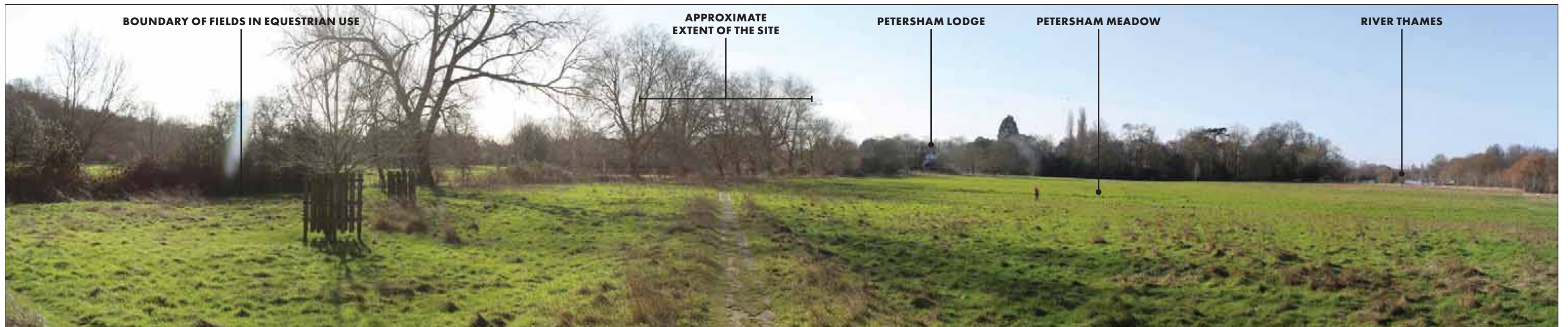
PHOTOGRAPH – VIEWPOINT 6 VALUE: HIGH
 VIEW FROM PROW 172 ADJACENT TO PETERSHAM MEADOW AND THE BOUNDARY OF THE FIELDS WITHIN EQUESTRIAN USE, LOOKING SOUTH WEST TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- ① OPEN VIEW
- ① PARTIAL VIEW
- ① TRUNCATED VIEW



VIEWPOINT LOCATIONS



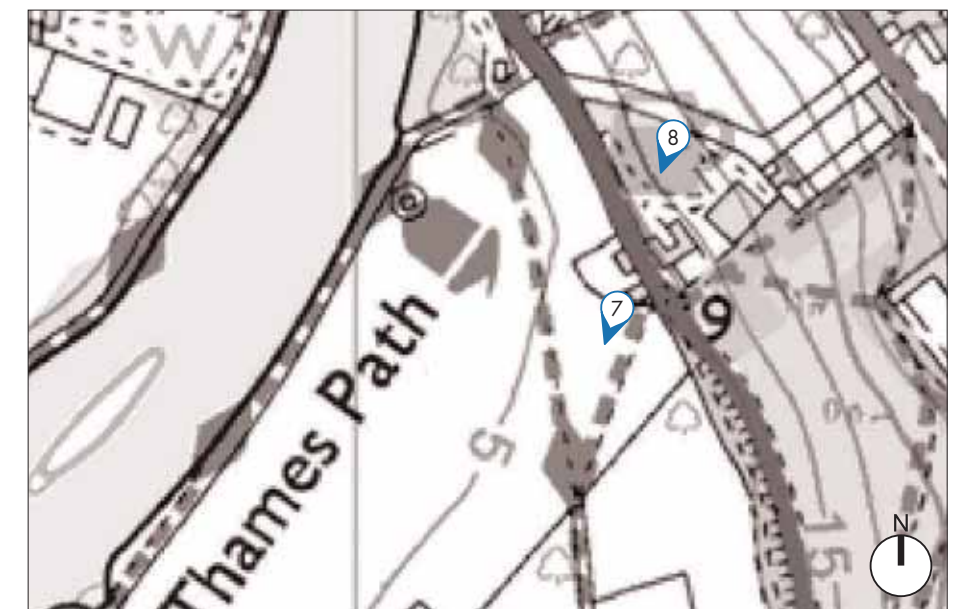
PHOTOGRAPH - VIEWPOINT 7 VALUE: HIGH
 VIEW FROM PROW 131 WITHIN PETERSHAM MEADOW, LOOKING SOUTH WEST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE LARGE OPEN FIELD OF PETERSHAM MEADOW, SET AGAINST A BACKDROP OF WOODLAND. THE TREE BELT DEFINING THE EDGE OF THE FIELDS IN EQUESTRIAN USE FROM THE MEADOW ARE PROMINENT IN VIEW AND TRUNCATED VIEWS OF THE SITE.



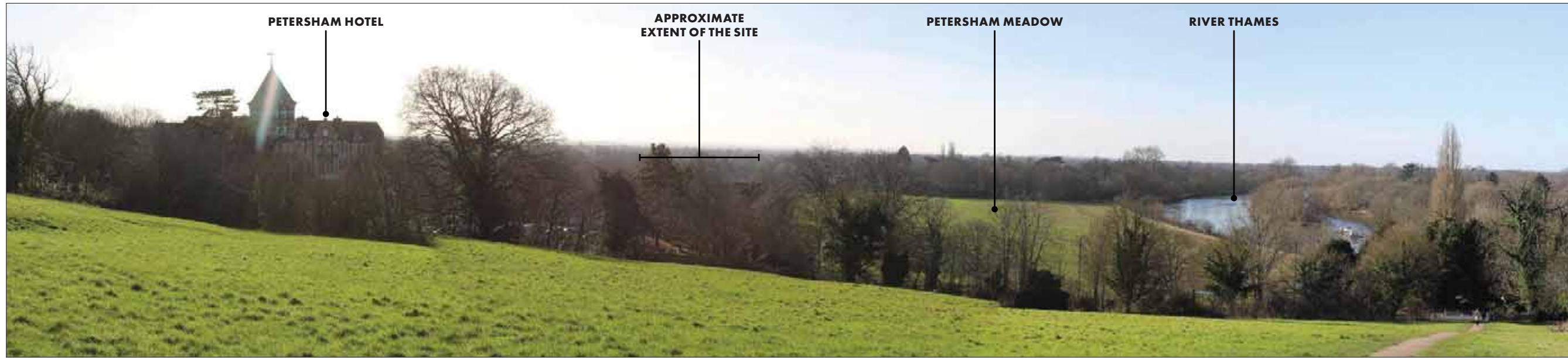
PHOTOGRAPH - VIEWPOINT 8 VALUE: HIGH
 VIEW FROM THE CAR PARK OF THE PETERSHAM HOTEL, LOOKING SOUTH WEST ACROSS PETERSHAM MEADOW TOWARDS THE SITE. THE MEADOW AND GLIMPSED VIEWS OF THE RIVER THAMES PROVIDE A SENSE OF OPENNESS TO THE VIEW SET WITHIN A WELL VEGETATED FRAMEWORK. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- 21 OPEN VIEW
- 21 PARTIAL VIEW
- 21 TRUNCATED VIEW



VIEWPOINT LOCATIONS



PHOTOGRAPH - VIEWPOINT 9 VALUE: HIGH
 VIEW FROM PROW 135 ON THE WEST FACING SLOPE OF RICHMOND TERRACE WALK RPG, LOOKING WEST ACROSS PETERSHAM MEADOW AND THE RIVER THAMES TO WEST LONDON. THE PETERSHAM HOTEL IS PROMINENT AGAINST THE SKYLINE. THE VIEW HAS AN OPEN CHARACTER DUE TO THE BREAKS IN THE WOODLAND CREATED BY THE MEADOW AND RIVER CORRIDOR. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION ON THE SOUTHERN EDGE OF THE MEADOW AND ALONG THE A307 PETERSHAM ROAD.



PHOTOGRAPH - VIEWPOINT 10 VALUE: HIGH
 VIEW FROM THE PERMISSIVE ROUTE WITHIN THE TERRACE AND BUCCLEUCH GARDENS (GRADE II RPG) LOOKING SOUTH TOWARDS PETERSHAM MEADOW AND THE SITE. THERE ARE GLIMPSED VIEWS OF PETERSHAM MEADOW THROUGH GAPS IN THE INTERVENING VEGETATION. VIEWS OF THE SITE ARE TRUNCATED BY THIS VEGETATION AND THE TREE BELTS ON THE EDGE OF THE MEADOW. THE ROYAL STAR AND GARTER AND PETERSHAM HOTEL ARE PROMINENT AGAINST THE SKYLINE ON THE RISING GROUND.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- ① OPEN VIEW
- ② PARTIAL VIEW
- ③ TRUNCATED VIEW



VIEWPOINT LOCATIONS



PHOTOGRAPH - VIEWPOINT 11 VALUE: MEDIUM

VIEW FROM THE A307 PETERSHAM ROAD, AT THE PEDESTRIAN CROSSING BETWEEN RICHMOND TERRACE WALK AND PETERSHAM MEADOW, LOOKING SOUTH TOWARDS PETERSHAM AND THE SITE. VIEWS OF THE SITE BOUNDARY CAN BE GLIMPSED THROUGH THE INTERVENING VEGETATION WITH THE PARKED CARS ALONG THE ACCESS TRACK PARTIALLY VISIBLE. THESE MAKE A MINOR, CONTEXTUAL CONTRIBUTION TO THE CHARACTER OF THE VIEW, WHICH IS PRIMARILY FOCUSED ON THE PETERSHAM ROAD CORRIDOR AND THE OPEN FIELD OF PETERSHAM MEADOW.



PHOTOGRAPH - VIEWPOINT 12 VALUE: HIGH

VIEW FROM THE THAMES PATH LONG DISTANCE ROUTE/PROW 133, LOOKING SOUTH EAST TOWARDS THE SITE AND PETERSHAM. THE VIEW IS CHARACTERISED BY THE OPEN FIELD OF PETERSHAM MEADOW, SET AGAINST A WELL TREED BACKDROP AND PETERSHAM COMMON WOODLAND ON THE RISING GROUND TO THE EAST. THE STAR AND GARTER IS A PROMINENT BUILDING AGAINST THE SKYLINE WITH VIEWS OF OTHER BUILT FORM LIMITED TO ISOLATED PROPERTIES SET AMONGST TREES. THERE ARE PARTIAL VIEWS OF THE NORTHERN SITE BOUNDARY THROUGH GAPS IN THE INTERVENING VEGETATION, WITH PETERSHAM HOUSE VISIBLE BEYOND. THE CARS PARKED ALONG THE TRACK OUTSIDE THE SITE ARE PARTIALLY VISIBLE THROUGH GAPS IN THE INTERVENING VEGETATION DEFINING THE EQUESTRIAN FIELDS.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- ① OPEN VIEW
- ② PARTIAL VIEW
- ③ TRUNCATED VIEW



VIEWPOINT LOCATIONS



PHOTOGRAPH - VIEWPOINT 13 VALUE: HIGH

VIEW FROM THE THAMES PATH LONG DISTANCE ROUTE/PROW 133 ADJACENT TO THE SOUTHERN END OF PETERSHAM MEADOW, LOOKING SOUTH EAST TOWARDS THE SITE. THE OPEN FIELD OF PETERSHAM MEADOW IN THE FOREGROUND IS SET AGAINST THE BACKDROP OF THE TREE BELT DEFINING THE EQUESTRIAN FIELDS AND THE WOODLAND OF PETERSHAM COMMON WOODS ON THE RISING GROUND BELOW. PROPERTIES WITHIN PETERSHAM ARE PARTIALLY VISIBLE AMONGST THE TREES. VIEWS OF THE SITE ARE GENERALLY TRUNCATED BY INTERVENING VEGETATION. SOME VEHICLES ARE VISIBLE.

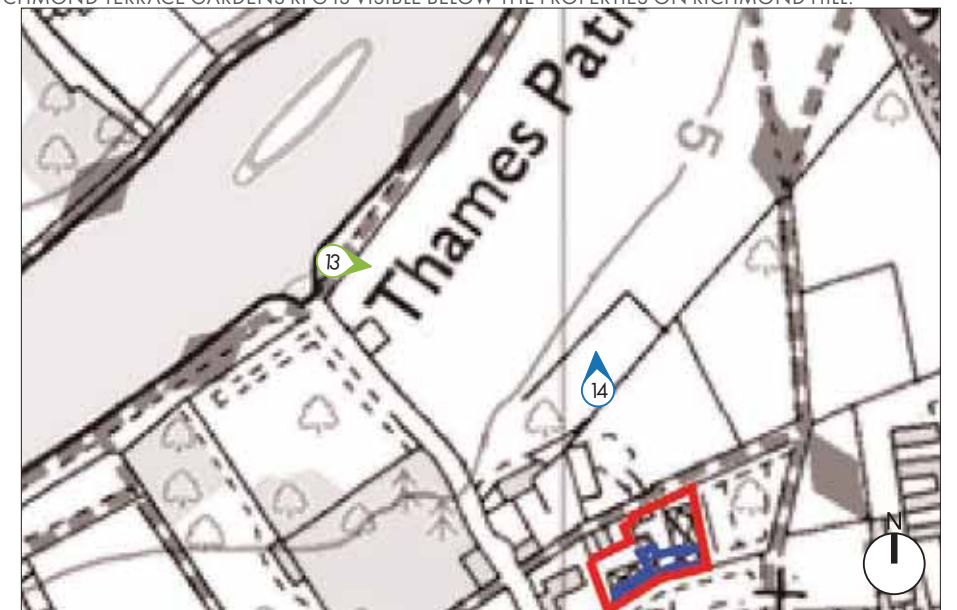


PHOTOGRAPH - VIEWPOINT 14 VALUE: HIGH

VIEW FROM THE SOUTHERN EDGE OF PETERSHAM MEADOW AT THE TREE BELT DEFINING THE EDGE OF THE MEADOW AND Paddock IMMEDIATELY NORTH OF THE SITE. THE VIEW IS LOOKING NORTH, AWAY FROM THE SITE, ACROSS THE OPEN Paddock OF PETERSHAM MEADOW TO THE RIVER THAMES AND RICHMOND. THE BUILT FORM ALONG THE RIVER AND ON RICHMOND HILL IS PROMINENT AGAINST THE SKY LINE WITH TREE BELTS AND BLOCKS OF WOODLAND MAKING UP THE REMAINDER OF THE SKYLINE. RICHMOND TERRACE GARDENS RPG IS VISIBLE BELOW THE PROPERTIES ON RICHMOND HILL.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- ① OPEN VIEW
- ② PARTIAL VIEW
- ③ TRUNCATED VIEW



VIEWPOINT LOCATIONS



PHOTOGRAPH – VIEWPOINT 15 VALUE: HIGH

VIEW FROM THE SOUTHERN EDGE OF PETERSHAM MEADOW IN THE SAME LOCATION AS VIEWPOINT 14, BUT LOOKING SOUTH TOWARDS THE SITE. THERE ARE OPEN VIEWS OF PARTS OF GLASSHOUSES WITHIN THE SITE THROUGH THE ENTRANCE GATE AND BEYOND THE AREA OF CAR PARKING. THE SITE IS VIEWED AGAINST A BACKDROP OF BUILT FORM AND THROUGH INTERVENING VEGETATION. THE NEIGHBOURING PROPERTY TO THE NORTH OF THE SITE AND ITS TENNIS COURT EXTEND INTO THE FOREGROUND AND ARE PROMINENT. THE VIEW HAS A MORE ENCLOSED CHARACTER THAN THE VIEW NORTH.

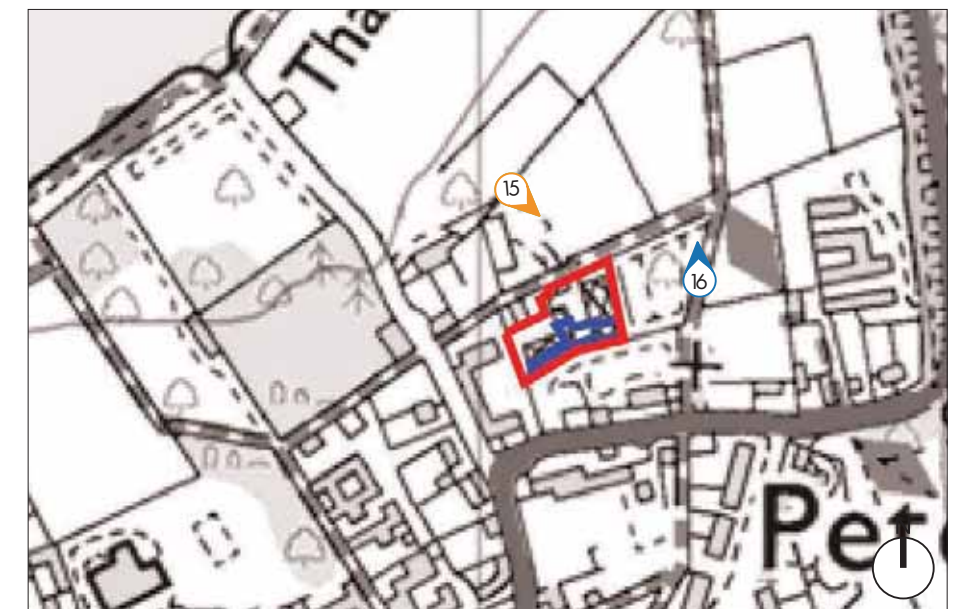


PHOTOGRAPH – VIEWPOINT 16 VALUE: MEDIUM

VIEW FROM PROW 128 TO THE EAST OF THE SITE, LOOKING NORTH. THE VIEW IS CHARACTERISED BY ITS LINEAR, ENCLOSED NATURE AND THE PARKED CARS OF VISITORS TO THE SITE AND MEADOW.

LEGEND

- SITE BOUNDARY**
- CAFE/RESTAURANT USE AREA**
- ① **OPEN VIEW**
- ② **PARTIAL VIEW**
- ③ **TRUNCATED VIEW**



VIEWPOINT LOCATIONS



PHOTOGRAPH - VIEWPOINT 17 **VALUE: HIGH**
 VIEW FROM PROW 130/CAPITAL RING LONG DISTANCE ROUTE ALONG THE NORTHERN EDGE OF ST PETER'S CHURCH YARD, LOOKING WEST TOWARDS THE SITE. THE CHARACTER OF THE VIEW IS OF AN ENCLOSED ALLEYWAY WITH OPEN VIEWS OF THE CHURCH YARD AND ASSOCIATED VEGETATION. VIEWS OF THE SITE ARE TRUNCATED. THE VIEW IS OF THE DESIGNATED METROPOLITAN OPEN LAND.



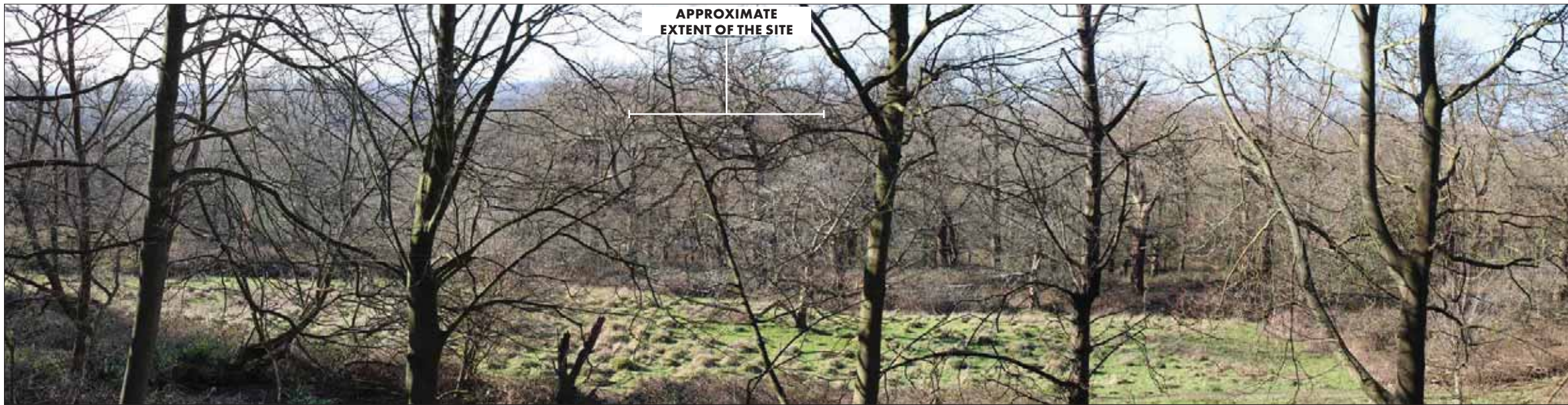
PHOTOGRAPH - VIEWPOINT 18 **VALUE: HIGH**
 VIEW FROM THE GRADE I LISTED RICHMOND PARK TO THE SOUTH EAST OF THE SITE, LOOKING NORTH WEST ACROSS PETERSHAM PARK AND WEST LONDON. THE RESIDENTIAL PROPERTIES WITHIN PETERSHAM ARE VISIBLE AT THE BASE OF THE HILL, SET AMONGST A WELL VEGETATED FRAMEWORK. THE LOCATION OF THE SITE CAN BE DISCERNED FROM THE REFERENCE POINTS OF NEIGHBOURING PROPERTIES WITH A PARTIAL VIEW OF THE SITE. THE VIEW IS A FAR REACHING PANORAMA. THE GRADE I LISTED HAM HOUSE AND TWICKENHAM STADIUM ARE NOTABLE FEATURES IN THE VIEW.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- ① OPEN VIEW
- ② PARTIAL VIEW
- ③ TRUNCATED VIEW



VIEWPOINT LOCATIONS



PHOTOGRAPH – VIEWPOINT 19 VALUE: HIGH
 VIEW FROM PROW 164 ALONG THE RIDGELINE OF RICHMOND PARK AND ADJACENT TO QUEEN'S ROAD, LOOKING WEST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY WOODLAND, WHICH LIMITS LONG DISTANCE VIEWS. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.



PHOTOGRAPH – VIEWPOINT 20 VALUE: HIGH
 VIEW FROM THE PERMISSIVE FOOTPATH RUNNING ALONG THE LOWEST GROUND WITHIN PETERSHAM PARK, WHICH FORMS PART OF THE WIDER GRADE I LISTED RICHMOND PARK, LOOKING NORTH TOWARDS PETERSHAM. THE VIEW HAS A PARKLAND CHARACTER, ENCLOSED BY VEGETATION AND BUILT FORM. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BUILT FORM.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- 21 OPEN VIEW
- 21 PARTIAL VIEW
- 21 TRUNCATED VIEW



VIEWPOINT LOCATIONS

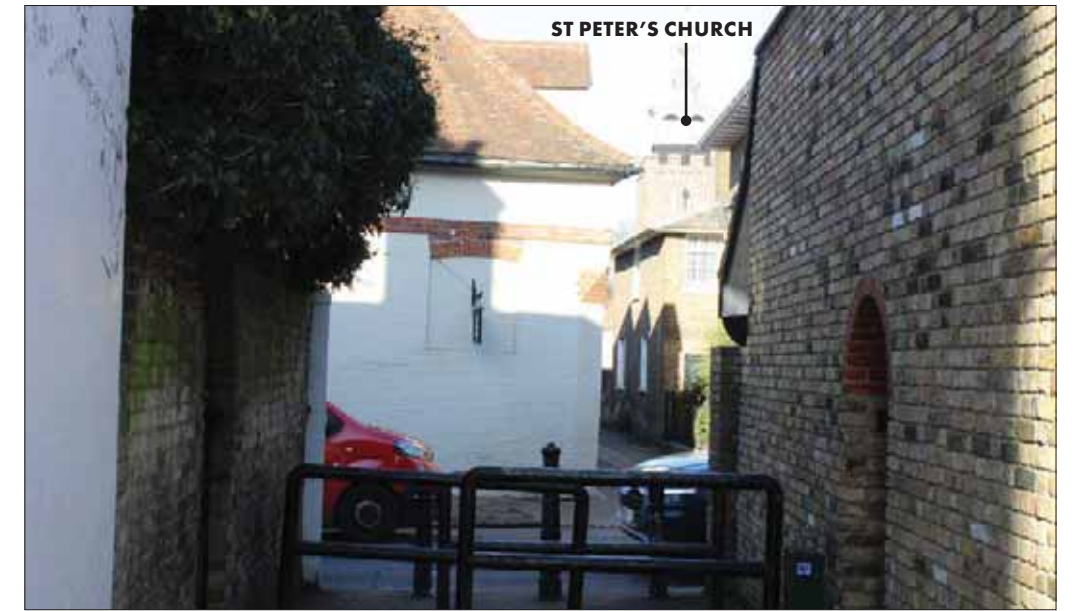


ACCESS TO THE SITE

PHOTOGRAPH - VIEWPOINT 21 VALUE: MEDIUM
VIEW FROM THE A307 PETERSHAM ROAD, LOOKING WEST AT THE ENTRANCE TO THE ACCESS TRACK TO PETERSHAM NURSERIES. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BUILT FORM.



PHOTOGRAPH - VIEWPOINT 23 VALUE: MEDIUM
VIEW FROM THE A307 PETERSHAM ROAD, LOOKING NORTH TOWARDS THE SITE AND PETERSHAM MEADOW. VIEWS OF THE SITE AND MEADOW ARE TRUNCATED BY THE INTERVENING BUILT FORM.

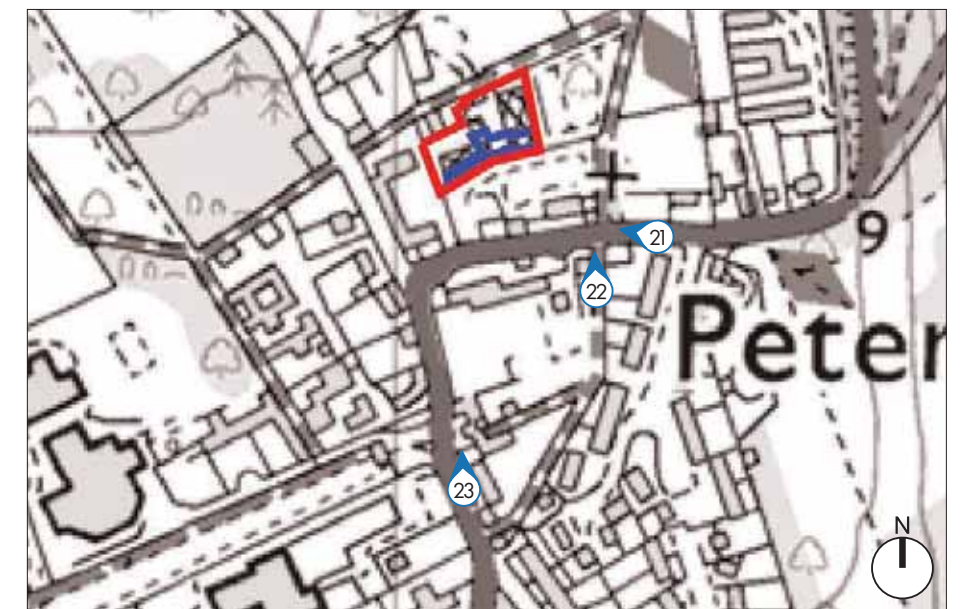


ST PETER'S CHURCH

PHOTOGRAPH - VIEWPOINT 22 VALUE: LOW
URBAN VIEW FROM PROW 125, NORTH ACROSS THE A307 PETERSHAM ROAD TO THE ENTRANCE TO THE TRACK, PROVIDING ACCESS TO THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY INTERVENING BUILT FORM.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- OPEN VIEW
- PARTIAL VIEW
- TRUNCATED VIEW



VIEWPOINT LOCATIONS



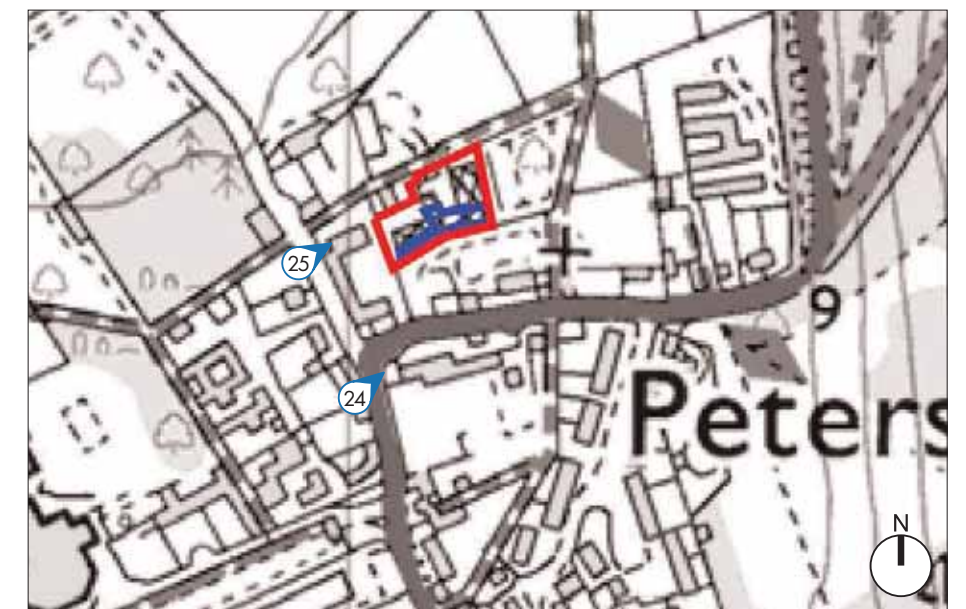
PHOTOGRAPH - VIEWPOINT 24 VALUE: MEDIUM
 VIEW FROM THE JUNCTION OF RIVER LANE AND THE A307 PETERSHAM ROAD, LOOKING NORTH EAST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE BUILT FORM OF PETERSHAM WITH ASSOCIATED VEGETATION. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BUILT FORM.



PHOTOGRAPH - VIEWPOINT 25 VALUE: MEDIUM
 VIEW FROM RIVER LANE AT THE ENTRANCE TO PROW 122, WHICH FOLLOWS A NARROW ALLEYWAY AND LEADS TO THE SITE ENTRANCE. THE VIEW IS CHARACTERISED BY THE BUILT FORM OF PETERSHAM WITH VIEWS FORESHORTENED BY THE BRICK WALLS AND PROPERTIES IN THE FOREGROUND. VIEWS OF THE SITE ARE TRUNCATED.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- 21 OPEN VIEW
- 21 PARTIAL VIEW
- 21 TRUNCATED VIEW



VIEWPOINT LOCATIONS



PHOTOGRAPH - VIEWPOINT 26 VALUE: HIGH

VIEW FROM RIVER LANE, WITHIN THE METROPOLITAN OPEN LAND DESIGNATION, LOOKING EAST ACROSS PETERSHAM MEADOW TOWARDS PETERSHAM AND RICHMOND. THE FOREGROUND IS CHARACTERISED BY THE SMALL SCALE PADDOCKS WITH ASSOCIATED SHEDS AND OTHER GARDEN BUILDINGS WITH THE LARGER SCALE OPEN FIELD OF PETERSHAM MEADOW VISIBLE BEYOND THE GATES AND FENCING. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BRICK WALL AND OTHER BUILT FORM. THE ROYAL STAR AND GARTER IS PARTIALLY VISIBLE ON THE HORIZON.

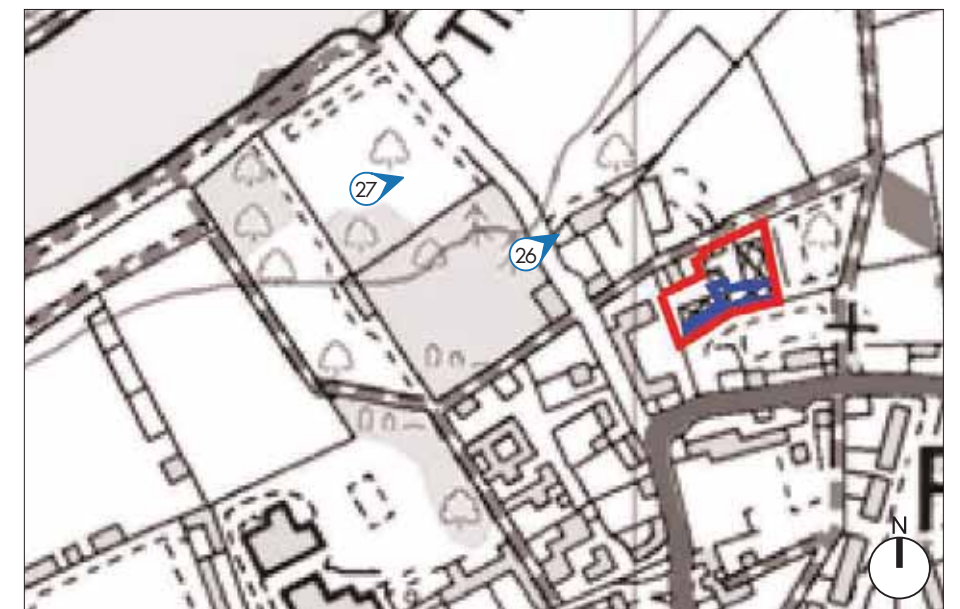


PHOTOGRAPH - VIEWPOINT 27 VALUE: HIGH

VIEW FROM WITHIN PETERSHAM LODGE WOODS WITHIN THE METROPOLITAN OPEN LAND TO THE NORTH WEST OF THE SITE, LOOKING SOUTH EAST TOWARDS PETERSHAM MEADOW AND THE SITE. VIEWS ARE CHARACTERISED BY THE ENCLOSED NATURE OF THE WOODLAND, WHICH FORESHORTENS VIEWS OF THE WIDER AREA. VIEWS OF PETERSHAM MEADOW AND THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- ① OPEN VIEW
- ② PARTIAL VIEW
- ③ TRUNCATED VIEW



VIEWPOINT LOCATIONS



TREE BELT DEFINING EDGE OF PETERSHAM MEADOW

ROYAL STAR AND GARTER

VEHICLES PARKED ALONG TRACK

HEDGE ADJACENT TO SITE BOUNDARY

PHOTOGRAPH - VIEWPOINT 28 VALUE: HIGH
 VIEW FROM PROW 122/THE ACCESS TRACK ADJACENT TO THE NORTHERN BOUNDARY OF THE SITE, LOOKING NORTH EAST TOWARDS PETERSHAM MEADOW AND RICHMOND. THE INTERVENING VEGETATION ASSOCIATED WITH THE FIELDS IMMEDIATELY NORTH OF THE ROUTE PARTIALLY SCREEN VIEWS OF THE OPEN FIELD OF PETERSHAM MEADOW, CREATING A SEMI-ENCLOSED, SMALLER SCALE CHARACTER. THE ROYAL STAR AND GARTER IS VISIBLE THROUGH THE TREES ON THE HORIZON. VEHICLES OF VISITORS TO THE SITE ARE PROMINENT ALONG THE SOUTHERN EDGE OF THE TRACK WHEN IMMEDIATELY ADJACENT.



APPROXIMATE EXTENT OF THE SITE

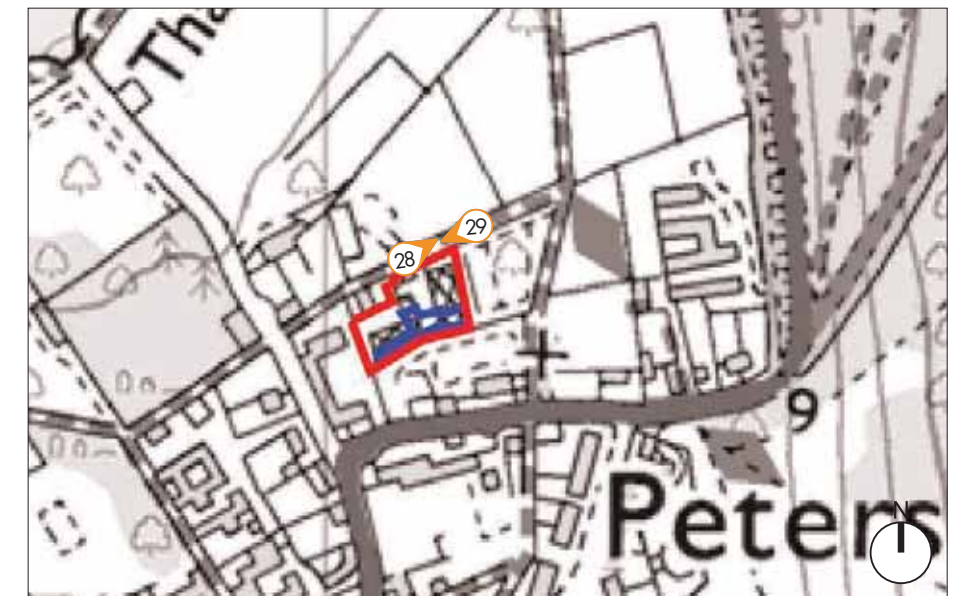
NEIGHBOURING PROPERTY

PETERSHAM LODGE

PHOTOGRAPH - VIEWPOINT 29 VALUE: HIGH
 VIEW FROM PROW 122 ALONG THE ACCESS TRACK TO THE SITE LOOKING WEST TOWARDS THE SITE AND PETERSHAM. THERE ARE OPEN VIEWS OF THE NORTHERN SITE BOUNDARY, WHICH IS DEFINED BY A TALL HEDGEROW, WHICH IN TURN TRUNCATES VIEWS OF THE INTERNAL ARRANGEMENTS. THE BUILT FORM OF THE NEIGHBOURING PROPERTY TO THE NORTH OF THE SITE AND ITS ASSOCIATED GARAGES ARE VISIBLE AGAINST THE SKYLINE, AS IS PETERSHAM LODGE BEYOND. THE SCATTERED TREES AND FIELD BOUNDARY OF THE PADDOCK TO THE NORTH OF THE TRACK LIMITS VIEWS OF PETERSHAM MEADOW TO THE NORTH.

LEGEND

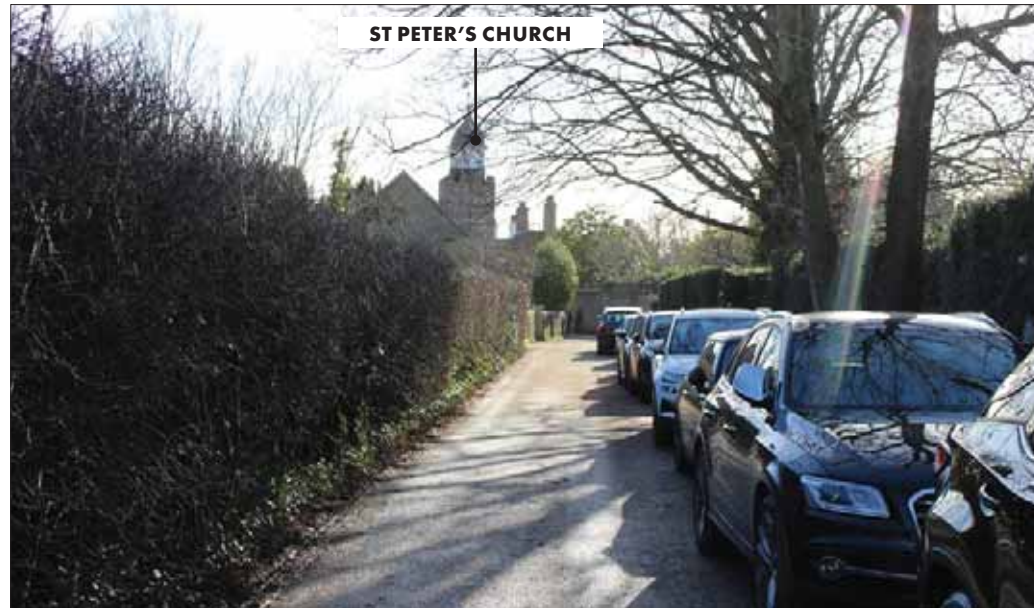
- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- 21 OPEN VIEW
- 21 PARTIAL VIEW
- 21 TRUNCATED VIEW



VIEWPOINT LOCATIONS



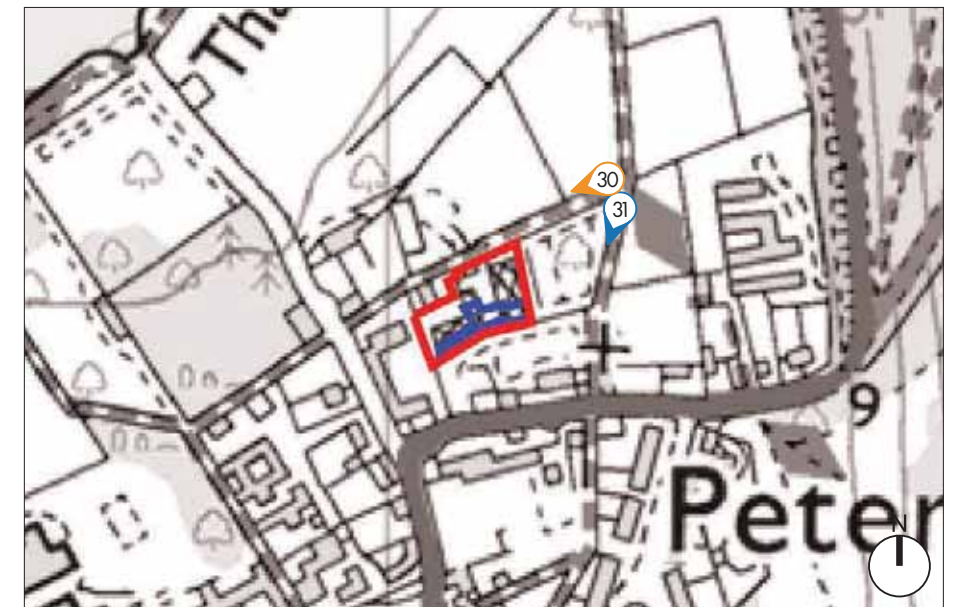
PHOTOGRAPH - VIEWPOINT 30 VALUE: HIGH
 VIEW FROM PROW 122, LOOKING WEST TOWARDS THE SITE FROM WITHIN THE METROPOLITAN OPEN LAND DESIGNATION. THE VIEW IS CHARACTERISED BY THE ACCESS TRACK WITH CARS PARKED ALONGSIDE THE SITE BOUNDARY WITH HEDGEROWS, TREES AND BUILT FORM CREATING A SENSE OF ENCLOSURE.



PHOTOGRAPH - VIEWPOINT 31 VALUE: HIGH
 VIEW FROM PROW 128 LOOKING SOUTH TOWARDS ST PETER'S CHURCH. THE VIEW IS CHARACTERISED BY ITS LINEAR ROAD CORRIDOR WITH PARKED CARS, HEDGEROW AND THE CHURCH SPIRE WITHIN THE METROPOLITAN OPEN LAND.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- 21 OPEN VIEW
- 21 PARTIAL VIEW
- 21 TRUNCATED VIEW



VIEWPOINT LOCATIONS



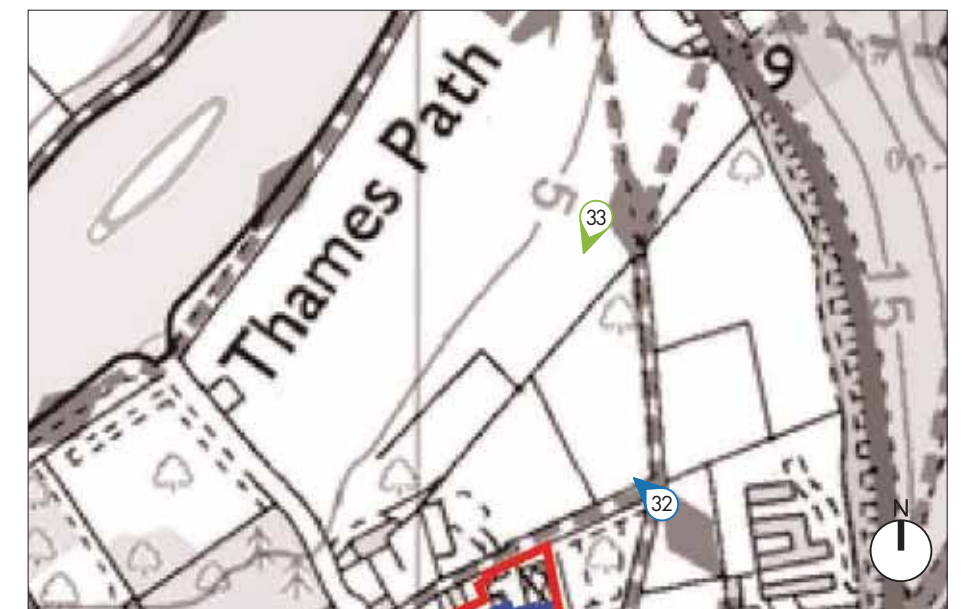
PHOTOGRAPH - VIEWPOINT 32 VALUE: HIGH
 VIEW FROM PROW 122 AT THE JUNCTION WITH PROW 128, LOOKING NORTH ACROSS THE PADDOCKS TO PETERSHAM MEADOW. THE VIEW IS CHARACTERISED BY THE OPEN FIELDS AND VEGETATION. THE SITE IS NOT VISIBLE FROM THIS LOCATION DUE TO THE ORIENTATION OF THE VIEW.



PHOTOGRAPH - VIEWPOINT 33 VALUE: HIGH
 VIEW FROM THE SOUTHERN PART OF PETERSHAM MEADOW, LOOKING SOUTH WEST TOWARDS THE SITE. THE OPEN CHARACTER OF PETERSHAM MEADOW IS SURROUNDED BY TREE BELTS AND WOODLAND INCLUDING PETERSHAM LODGE WOOD. THE TREE BELT DEFINING THE BOUNDARY BETWEEN THE MEADOW AND THE EQUESTRIAN PADDOCKS CREATES A SENSE OF SEPARATION BETWEEN THESE OPEN FIELDS. BEYOND THE EQUESTRIAN PADDOCKS, THERE ARE OPEN VIEWS OF THE PARKED CARS OF VISITORS TO THE NURSERIES, SET AGAINST A BACKDROP OF BUILT FORM AND VEGETATION. THERE ARE PARTIAL VIEWS OF THE NORTHERN SITE BOUNDARY THROUGH GAPS IN THE INTERVENING VEGETATION. VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE ARE TRUNCATED.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- ① OPEN VIEW
- ② PARTIAL VIEW
- ③ TRUNCATED VIEW



VIEWPOINT LOCATIONS



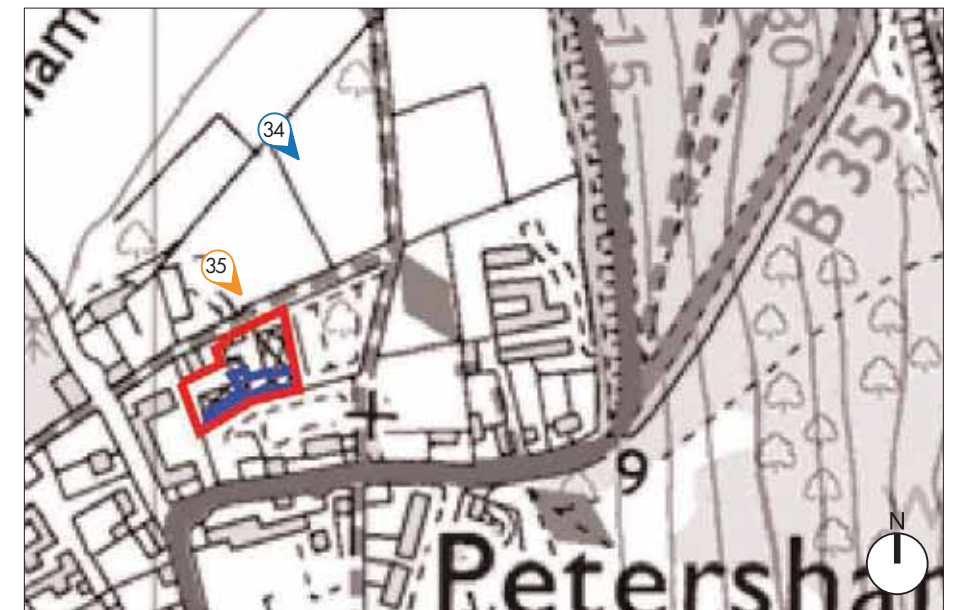
PHOTOGRAPH - VIEWPOINT 34 **VALUE: HIGH**
 VIEW FROM THE SOUTHERN EDGE OF PETERSHAM MEADOW, LOOKING SOUTH TOWARDS THE SITE AND THE ACCESS TRACK, OF WHICH THERE ARE OPEN VIEWS OF THE PARKED CARS. THE FIELD IN THE FOREGROUND PROVIDES A SENSE OF OPENNESS SET AGAINST A BACKDROP OF PETERSHAM COMMON WOODS.



PHOTOGRAPH - VIEWPOINT 35 **VALUE: HIGH**
 VIEW FROM THE APPROACH TO THE SITE ENTRANCE FROM THE FIELD TO THE NORTH, LOOKING SOUTH. THERE ARE OPEN VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE THROUGH THE ENTRANCE GATE. THE VIEW IS CHARACTERISED BY A PLANT NURSERY AND BUILT FORM SET BEHIND A STRONG, HEDGEROW AND WALLED BOUNDARY. CARS ARE VISIBLE IN FRONT OF THE WALL AND THIS BOUNDARY CREATES A PERCEPTION OF THE SETTLEMENT EDGE OF PETERSHAM.

LEGEND

- **SITE BOUNDARY**
- **CAFE/RESTAURANT USE AREA**
- 21 **OPEN VIEW**
- 21 **PARTIAL VIEW**
- 21 **TRUNCATED VIEW**



VIEWPOINT LOCATIONS



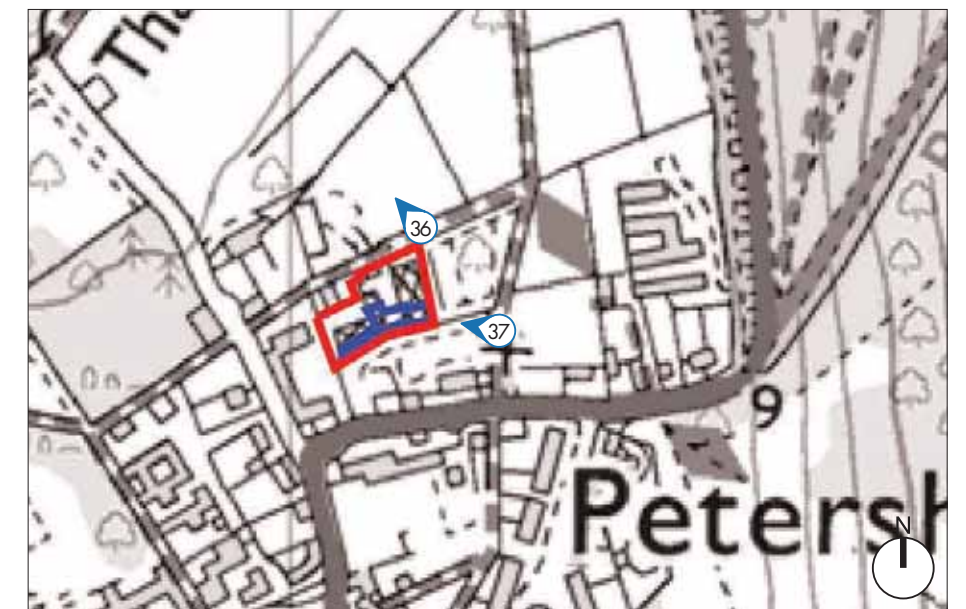
PHOTOGRAPH - VIEWPOINT 36 VALUE: HIGH
 VIEW FROM PROW 122/TRACK ADJACENT TO THE NORTHERN SITE BOUNDARY, LOOKING NORTH AWAY FROM THE SITE TOWARDS PETERSHAM MEADOW ACROSS THE METROPOLITAN OPEN LAND. THE FIELD BOUNDARY VEGETATION AND SCATTERED TREES WITHIN THE FIELDS CREATE A DEGREE OF ENCLOSURE WITH PARTIAL VIEWS BEYOND TO PETERSHAM MEADOW.



PHOTOGRAPH - VIEWPOINT 37 VALUE: HIGH
 VIEW FROM PROW 128 ADJACENT TO ST PETER'S CHURCH YARD, LOOKING NORTH TOWARDS PETERSHAM MEADOW AND THE SITE. THE WALLED BOUNDARY OF THE PRIVATE GARDENS AND VEGETATION BEYOND TRUNCATE VIEWS OF THE SITE. THE VIEW IS CHARACTERISED BY THE LINEAR NATURE OF THE ACCESS TRACK AND ITS ASSOCIATED BOUNDARIES. THERE ARE PARTIAL VIEWS OF THE BUILT FORM ON RICHMOND HILL THROUGH THE INTERVENING VEGETATION ON THE HORIZON.

LEGEND

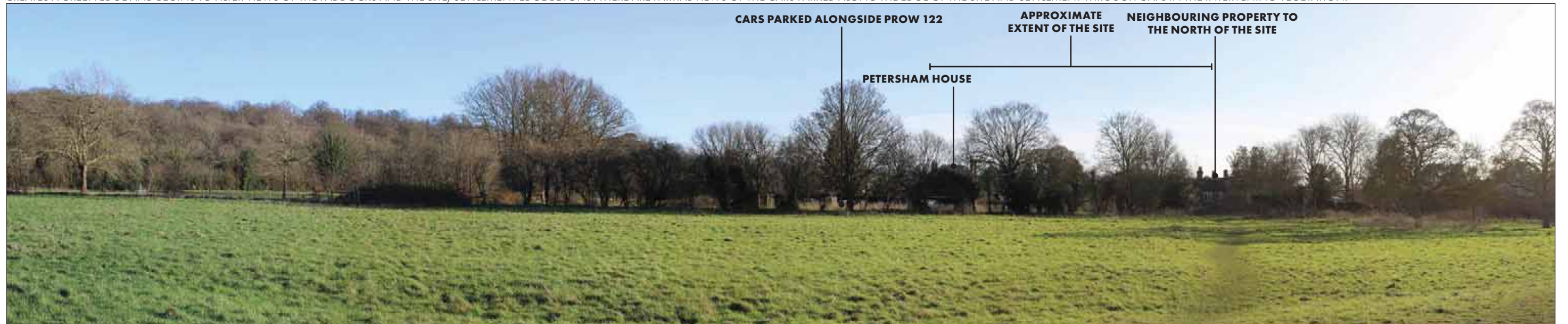
- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- 21 OPEN VIEW
- 21 PARTIAL VIEW
- 21 TRUNCATED VIEW



VIEWPOINT LOCATIONS



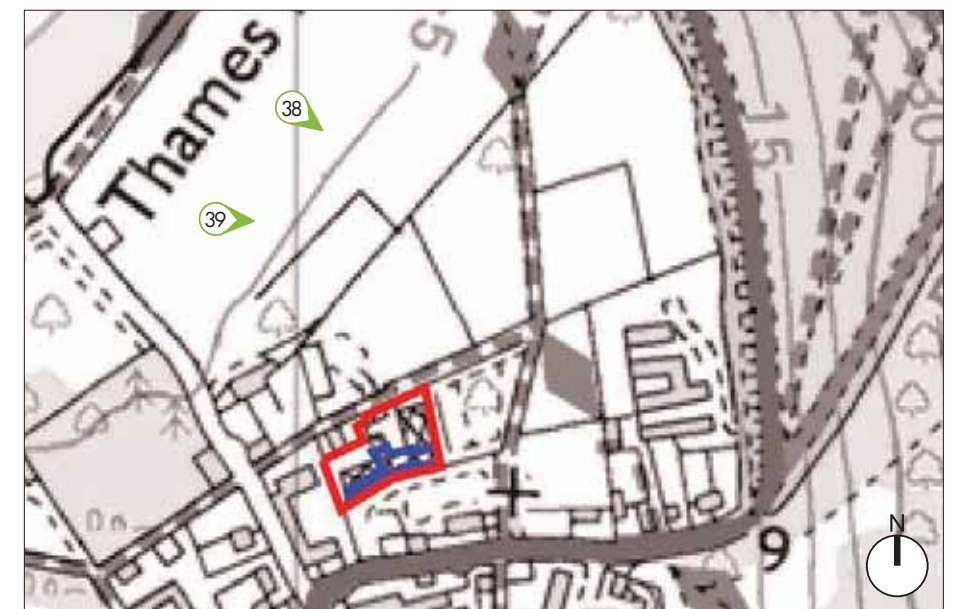
PHOTOGRAPH - VIEWPOINT 38 VALUE: HIGH
 VIEW FROM THE CENTRAL PART OF PETERSHAM MEADOW, LOOKING SOUTH TOWARDS THE SITE AND PETERSHAM. THE VIEW IS CHARACTERISED BY THE OPEN FIELD OF THE MEADOW SET AGAINST A BACKDROP OF TREES AND WOODLAND. THE TREE BELT AND VEGETATION ALONG THE EDGE OF THE MEADOW CREATES A GREEN EDGE AND BEGINS TO FILTER VIEWS OF THE PADDOCKS AND THE SITE/SETTLEMENT EDGE BEYOND. THERE ARE PARTIAL VIEWS OF THE CARS PARKED ALONG THE EDGE OF THE SITE AND SETTLEMENT THROUGH GAPS IN THE INTERVENING VEGETATION.



PHOTOGRAPH - VIEWPOINT 39 VALUE: HIGH
 VIEW FROM THE CENTRAL WESTERN PART OF PETERSHAM MEADOW, LOOKING SOUTH EAST TOWARDS THE SITE. THERE ARE OPEN VIEWS TOWARDS PETERSHAM WITH THE FIELD BOUNDARY VEGETATION SOFTENING VIEWS OF THE SETTLEMENT EDGE, WITH THE ROOFTOPS OF PROPERTIES SUCH AS PETERSHAM HOUSE AND THE NEIGHBOURING PROPERTY TO THE NORTH OF THE SITE VISIBLE WHERE GAPS IN THE VEGETATION ALLOW. THERE ARE PARTIAL VIEWS OF THE CARS PARKED ALONG THE EDGE OF THE SITE AND SETTLEMENT THROUGH GAPS IN THE INTERVENING VEGETATION.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- ① OPEN VIEW
- ② PARTIAL VIEW
- ③ TRUNCATED VIEW



VIEWPOINT LOCATIONS



PHOTOGRAPH – VIEWPOINT 40 **VALUE: HIGH**
 VIEW FROM THE WESTERN EDGE OF PETERSHAM MEADOW, LOOKING SOUTH EAST TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION AROUND THE EDGES OF THE MEADOW AND PADDOCKS. THERE ARE PARTIAL VIEWS OF SOME PROPERTIES WITHIN PETERSHAM WHERE GAPS IN THE VEGETATION ALLOWS. THE VIEW IS CHARACTERISED BY THE OPEN FIELD SET WITHIN A WELL VEGETATED FRAMEWORK. THE ROYAL STAR AND GARTER IS A PROMINENT FEATURE AGAINST THE SKYLINE TO THE NORTH.



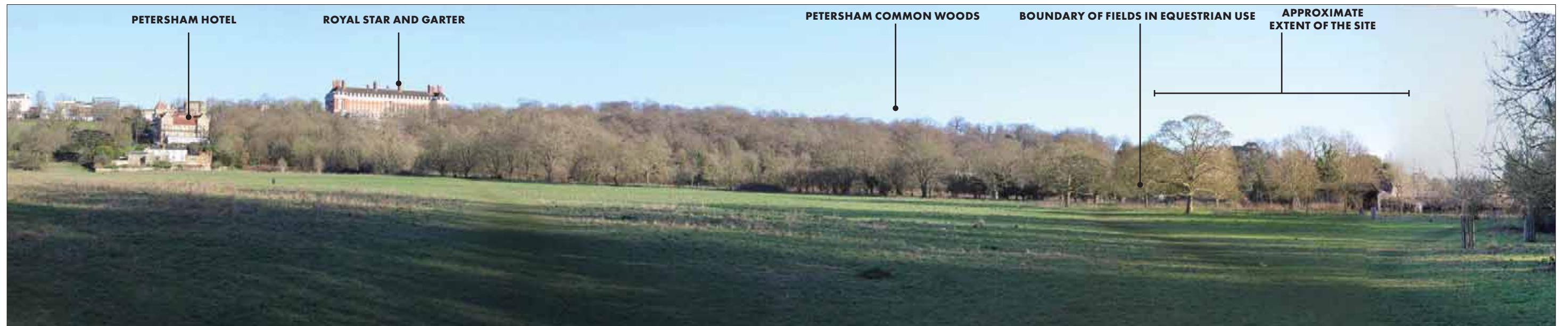
PHOTOGRAPH – VIEWPOINT 41 **VALUE: HIGH**
 VIEW FROM THE SOUTHERN CORNER OF PETERSHAM MEADOW, LOOKING EAST ALONG THE EDGE OF THE MEADOW. THE BOUNDARY VEGETATION AND SHEDS/SHELTERS CREATE THE PERCEPTION OF THE SETTLEMENT EDGE WITHIN THE METROPOLITAN OPEN LAND. THESE BUILDING/WALLS AND THE VEGETATION TRUNCATE VIEWS OF THE SITE AND SETTLEMENT.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- ① OPEN VIEW
- ② PARTIAL VIEW
- ③ TRUNCATED VIEW



VIEWPOINT LOCATIONS



PHOTOGRAPH - VIEWPOINT 42 **VALUE: HIGH**
 VIEW FROM THE NORTH WESTERN CORNER OF PETERSHAM MEADOW, LOOKING EAST ACROSS THE MEADOW TOWARDS PETERSHAM. THE TREE BELT ALONG THE EDGE OF THE MEADOW CREATES THE PERCEPTION OF A CONTINUOUS WOODED BACKDROP TO THE OPEN FIELD IN COMBINATION WITH PETERSHAM COMMON WOODS ON THE RISING GROUND BEYOND. THERE ARE PARTIAL VIEWS OF THE SITE BOUNDARY VEGETATION ON THE EDGE OF PETERSHAM THROUGH THE INTERVENING VEGETATION. THE ROYAL STAR AND GARTER AND PETERSHAM HOTEL ARE PROMINENT FOCAL POINTS IN THE LANDSCAPE.



PHOTOGRAPH - VIEWPOINT 43 **VALUE: MEDIUM**
 VIEW FROM PROW 123 IN THE METROPOLITAN OPEN LAND TO THE WEST OF THE SITE. THE CHARACTER OF THE VIEW IS ENCLOSED WITHIN WOODLAND AND THE FENCING OF THE NEIGHBOURING SCHOOL. THE BUILT FORM OF THE PETERSHAM AND HAM SEA SCOUTS BUILDING IS PROMINENT IN VIEW. VIEWS OF THE SITE AND PETERSHAM ARE TRUNCATED BY THE INTERVENING BUILT FORM AND VEGETATION.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- OPEN VIEW
- PARTIAL VIEW
- TRUNCATED VIEW



VIEWPOINT LOCATIONS



PHOTOGRAPH – VIEWPOINT 44 **VALUE: LOW**
 VIEW FROM PROW 123 AS IT CONNECTS TO RIVER LANE. THE ROUTE IS ENCLOSED BY FENCING AND VEGETATION ON BOTH SIDES. TRUNCATING VIEWS OF THE SURROUNDING AREA.



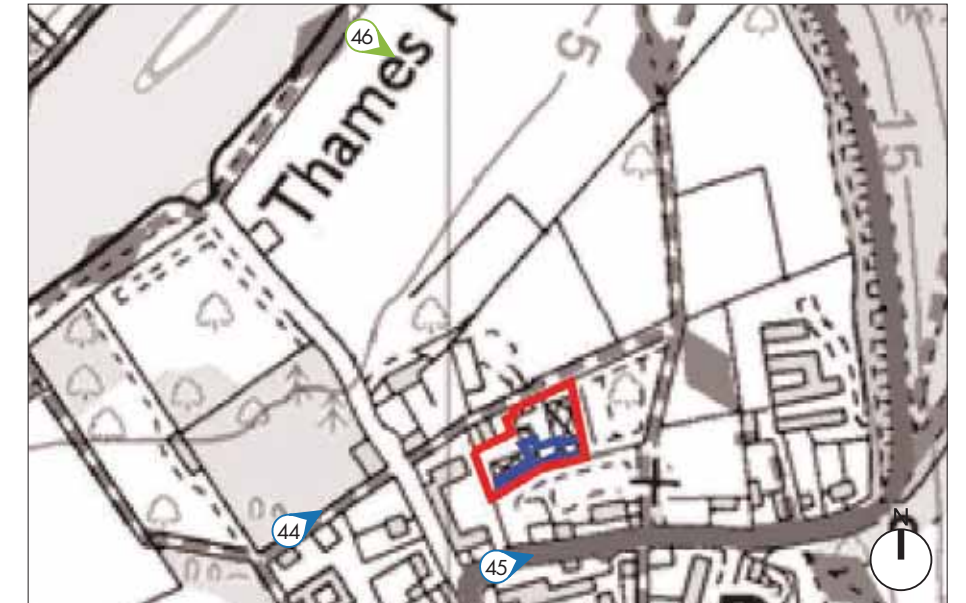
PHOTOGRAPH – VIEWPOINT 45 **VALUE: MEDIUM**
 VIEW FROM THE A307 PETERSHAM ROAD, LOOKING EAST TOWARDS THE ENTRANCE TO THE ACCESS TRACK TO THE SITE. VIEWS ARE OF AN URBAN CHARACTER. VIEWS OF THE SITE IS TRUNCATED BY INTERVENING BUILT FORM.



PHOTOGRAPH – VIEWPOINT 46 **VALUE: HIGH**
 VIEW FROM THE NORTHERN EDGE OF PETERSHAM MEADOW, LOOKING SOUTH TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE OPEN FIELD OF PETERSHAM MEADOW, SET AGAINST A WELL VEGETATED BACKDROP OF THE VEGETATION ALONG THE EDGE OF PETERSHAM AND PETERSHAM COMMON WOODS ON THE RISING GROUND. THERE ARE PARTIAL VIEWS OF THE BUILT FORM WITHIN PETERSHAM, WHERE GAPS IN THE INTERVENING VEGETATION ALLOW, INCLUDING PARTIAL VIEWS OF THE NORTHERN SITE BOUNDARY. THE ROYAL STAR AND GARTER IS A PROMINENT FOCAL FEATURE AGAINST THE SKYLINE.

LEGEND

- SITE BOUNDARY**
- CAFE/RESTAURANT USE AREA**
- 21 **OPEN VIEW**
- 21 **PARTIAL VIEW**
- 21 **TRUNCATED VIEW**



VIEWPOINT LOCATIONS



PHOTOGRAPH - VIEWPOINT 47 VALUE: HIGH

VIEW FROM THE NORTHERN EDGE OF PETERSHAM MEADOW ON PROW 128/THE CAPITAL RING LONG DISTANCE ROUTE, LOOKING SOUTH TOWARDS PETERSHAM AND THE SITE. THE VIEW IS CHARACTERISED BY THE OPEN MEADOW AND OPEN VIEWS OF THE RIVER THAMES. THE BOUNDARY VEGETATION AND WOODLANDS CREATE A STRONG BOUNDARY TO THE OPEN FIELD. THERE ARE PARTIAL VIEWS OF THE SETTLEMENT EDGE OF PETERSHAM INCLUDING THE VEGETATION ON THE NORTHERN BOUNDARY OF THE SITE, WHERE GAPS IN THE INTERVENING VEGETATION ALONG THE EDGE OF THE MEADOW ALLOW.



PHOTOGRAPH - VIEWPOINT 48 VALUE: HIGH

VIEW FROM BUCCLEUCH GARDENS ADJACENT TO THE RIVER THAMES, LOOKING SOUTH TOWARDS PETERSHAM MEADOW. THERE ARE OPEN VIEWS ACROSS THE RIVER CORRIDOR AND TO THE OPEN FIELD OF THE MEADOW SET WITHIN A STRONG FRAMEWORK OF TREES AND WOODLAND. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.

LEGEND

- SITE BOUNDARY
- CAFE/RESTAURANT USE AREA
- ① OPEN VIEW
- ② PARTIAL VIEW
- ③ TRUNCATED VIEW



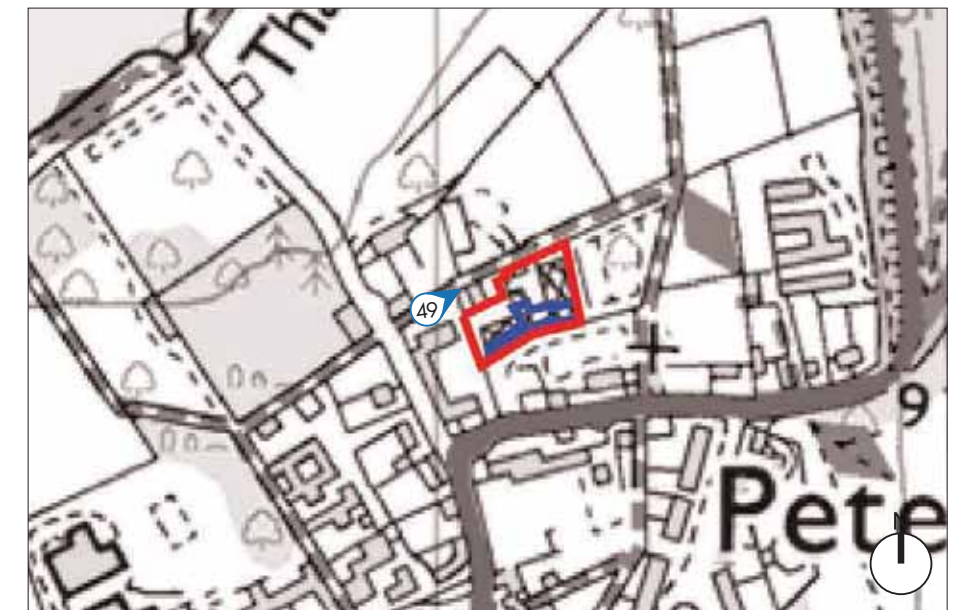
VIEWPOINT LOCATIONS



PHOTOGRAPH - VIEWPOINT 49 **VALUE: MEDIUM**
 VIEW FROM PROW 122 TO THE WEST OF THE SITE, LOOKING EAST TOWARDS THE NORTHERN SITE BOUNDARY AND SITE ENTRANCE FROM WITHIN THE METROPOLITAN OPEN LAND. VIEWS OF THE SITE AND SURROUNDING LANDSCAPE ARE TRUNCATED BY THE TALL BRICK WALLS DEFINING THE ROUTE.

LEGEND

- SITE BOUNDARY**
- CAFE/RESTAURANT USE AREA**
- 21 **OPEN VIEW**
- 21 **PARTIAL VIEW**
- 21 **TRUNCATED VIEW**



VIEWPOINT LOCATIONS

5.0

VISUAL ASSESSMENT

TABLE 5.1 – SUMMARY OF VISUAL ASSESSMENT

REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION (M)	DISTANCE (M)	VALUE
1	DESIGNATED VIEW/VISTA, REGISTERED PARK AND GARDEN, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH AND RESIDENTS ON RICHMOND HILL	VIEW FROM RICHMOND TERRACE WALK REGISTERED PARK AND GARDEN (RPG) ON THE APPROACH TO THE SCENIC VIEWING POINT, LOOKING SOUTH WEST ACROSS PETERSHAM AND WEST LONDON. THE OPEN PADDOCK OF PETERSHAM MEADOW IS VISIBLE IN THE MIDDLE DISTANCE, PROVIDING A CONTRAST TO THE WELL VEGETATED, SUBURBAN TOWNSCAPE BEYOND. THE PETERSHAM HOTEL IS PROMINENT IN VIEW, RISING ABOVE THE TREES IN THE FOREGROUND. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.	40	712	HIGH
2	DESIGNATED VIEW/VISTA, REGISTERED PARK AND GARDEN, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH AND RESIDENTS ON RICHMOND HILL	VIEW FROM THE RICHMOND HILL SCENIC VIEWING POINT WITHIN RICHMOND TERRACE WALK RPG, LOOKING SOUTH WEST ACROSS PETERSHAM AND WEST LONDON. THE OPEN PADDOCK OF PETERSHAM MEADOW IS VISIBLE IN THE MIDDLE DISTANCE, PROVIDING A CONTRAST TO THE WELL VEGETATED, SUBURBAN TOWNSCAPE BEYOND. THE PETERSHAM HOTEL IS PROMINENT IN VIEW, RISING ABOVE THE TREES IN THE FOREGROUND. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION. SOME PARKED CARS ALONG THE ACCESS TRACK CAN BE PARTIALLY SEEN THROUGH GAPS IN VEGETATION.	40	620	HIGH
3	METROPOLITAN OPEN LAND, PUBLIC OPEN SPACE	WALKERS ON FOOTPATH	VIEW FROM PROW 174 WITHIN PETERSHAM COMMON WOODS AT THE SOUTHERN EDGE OF THE ROYAL STAR AND GARTER, LOOKING SOUTH WEST TOWARDS THE SITE AND PETERSHAM MEADOW. VIEWS OF THE SITE AND PETERSHAM MEADOW ARE TRUNCATED BY THE INTERVENING WOODLAND. IN WINTER THERE ARE GLIMPSES OF THE RIVER THAMES.	33	425	MEDIUM
4	METROPOLITAN OPEN LAND, PUBLIC OPEN SPACE	WALKERS ON FOOTPATH	VIEW FROM PROW 175 WHERE IT MEETINGS THE JUNCTION OF THE A307 PETERSHAM ROAD AND THE B353 STAR AND GARTER HILL, LOOKING WEST TOWARDS THE SITE. THERE ARE PARTIAL VIEWS OF THE ROOF OF ONE OF THE GLASSHOUSES WHERE GAPS IN THE ROADSIDE TREE BELT ALLOW.	15	240	LOW
5	N/A	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM THE PAVEMENT OF THE A307 PETERSHAM ROAD, LOOKING WEST TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION AND BUILT FORM. THERE ARE PARTIAL VIEWS OF THE EQUESTRIAN USES WITHIN THE FIELDS ADJACENT TO THE ROAD CORRIDOR.	13	230	LOW
6	METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM PROW 172 ADJACENT TO PETERSHAM MEADOW AND THE BOUNDARY OF THE FIELDS WITHIN EQUESTRIAN USE, LOOKING SOUTH WEST TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.	8	340	HIGH
7	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM PROW 131 WITHIN PETERSHAM MEADOW, LOOKING SOUTH WEST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE LARGE OPEN FIELD OF PETERSHAM MEADOW, SET AGAINST A BACKDROP OF WOODLAND. THE TREE BELT DEFINING THE EDGE OF THE FIELDS IN EQUESTRIAN USE FROM THE MEADOW ARE PROMINENT IN VIEW AND TRUNCATED VIEWS OF THE SITE.	6	342	HIGH
8	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	TRANSIENT RECEPTORS IN VEHICLES AND HOTEL GUESTS	VIEW FROM THE CAR PARK OF THE PETERSHAM HOTEL, LOOKING SOUTH WEST ACROSS PETERSHAM MEADOW TOWARDS THE SITE. THE MEADOW AND GLIMPSED VIEWS OF THE RIVER THAMES PROVIDE A SENSE OF OPENNESS TO THE VIEW SET WITHIN A WELL VEGETATED FRAMEWORK. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION	18	455	HIGH
9	DESIGNATED VIEW/VISTA, REGISTERED PARK AND GARDEN, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM PROW 135 ON THE WEST FACING SLOPE OF RICHMOND TERRACE WALK RPG, LOOKING WEST ACROSS PETERSHAM MEADOW AND THE RIVER THAMES TO WEST LONDON. THE PETERSHAM HOTEL IS PROMINENT AGAINST THE SKYLINE. THE VIEW HAS AN OPEN CHARACTER DUE TO THE BREAKS IN THE WOODLAND CREATED BY THE MEADOW AND RIVER CORRIDOR. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION ON THE SOUTHERN EDGE OF THE MEADOW AND ALONG THE A307 PETERSHAM ROAD.	29	585	HIGH
10	DESIGNATED VIEW/VISTA, REGISTERED PARK AND GARDEN, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE PERMISSIVE ROUTE WITHIN THE TERRACE AND BUCCLEUCH GARDENS (GRADE II RPG) LOOKING SOUTH TOWARDS PETERSHAM MEADOW AND THE SITE. THERE ARE GLIMPSED VIEWS OF PETERSHAM MEADOW THROUGH GAPS IN THE INTERVENING VEGETATION. VIEWS OF THE SITE ARE TRUNCATED BY THIS VEGETATION AND THE TREE BELTS ON THE EDGE OF THE MEADOW. THE ROYAL STAR AND GARTER AND PETERSHAM HOTEL ARE PROMINENT AGAINST THE SKYLINE ON THE RISING GROUND.	13	575	HIGH
11	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM THE A307 PETERSHAM ROAD, AT THE PEDESTRIAN CROSSING BETWEEN RICHMOND TERRACE WALK AND PETERSHAM MEADOW, LOOKING SOUTH TOWARDS PETERSHAM AND THE SITE. VIEWS OF THE SITE BOUNDARY CAN BE GLIMPSED THROUGH THE INTERVENING VEGETATION WITH THE PARKED CARS ALONG THE ACCESS TRACK PARTIALLY VISIBLE. THESE MAKE A MINOR, CONTEXTUAL CONTRIBUTION TO THE CHARACTER OF THE VIEW, WHICH IS PRIMARILY FOCUSED ON THE PETERSHAM ROAD CORRIDOR AND THE OPEN FIELD OF PETERSHAM MEADOW.	10	514	MEDIUM

5.0

VISUAL ASSESSMENT

TABLE 5.1 – SUMMARY OF VISUAL ASSESSMENT

REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION (M)	DISTANCE (M)	VALUE
12	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE THAMES PATH LONG DISTANCE ROUTE/PROW 133, LOOKING SOUTH EAST TOWARDS THE SITE AND PETERSHAM. THE VIEW IS CHARACTERISED BY THE OPEN FIELD OF PETERSHAM MEADOW, SET AGAINST A WELL TREED BACKDROP AND PETERSHAM COMMON WOODLAND ON THE RISING GROUND TO THE EAST. THE STAR AND GARTER IS A PROMINENT BUILDING AGAINST THE SKYLINE WITH VIEWS OF OTHER BUILT FORM LIMITED TO ISOLATED PROPERTIES SET AMONGST TREES. THERE ARE PARTIAL VIEWS OF THE NORTHERN SITE BOUNDARY THROUGH GAPS IN THE INTERVENING VEGETATION, WITH PETERSHAM HOUSE VISIBLE BEYOND. THE CARS PARKED ALONG THE TRACK OUTSIDE THE SITE ARE PARTIALLY VISIBLE THROUGH GAPS IN THE INTERVENING VEGETATION DEFINING THE EQUESTRIAN FIELDS.	4	420	HIGH
13	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE THAMES PATH LONG DISTANCE ROUTE/PROW 133 ADJACENT TO THE SOUTHERN END OF PETERSHAM MEADOW, LOOKING SOUTH EAST TOWARDS THE SITE. THE OPEN FIELD OF PETERSHAM MEADOW IN THE FOREGROUND IS SET AGAINST THE BACKDROP OF THE TREE BELT DEFINING THE EQUESTRIAN FIELDS AND THE WOODLAND OF PETERSHAM COMMON WOODS ON THE RISING GROUND BELOW. PROPERTIES WITHIN PETERSHAM ARE PARTIALLY VISIBLE AMONGST THE TREES. VIEWS OF THE SITE ARE GENERALLY TRUNCATED BY INTERVENING VEGETATION. SOME VEHICLES ARE VISIBLE.	4	275	HIGH
14	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE SOUTHERN EDGE OF PETERSHAM MEADOW AT THE TREE BELT DEFINING THE EDGE OF THE MEADOW AND Paddock IMMEDIATELY NORTH OF THE SITE. THE VIEW IS LOOKING NORTH, AWAY FROM THE SITE, ACROSS THE OPEN Paddock OF PETERSHAM MEADOW TO THE RIVER THAMES AND RICHMOND. THE BUILT FORM ALONG THE RIVER AND ON RICHMOND HILL IS PROMINENT AGAINST THE SKY LINE WITH TREE BELTS AND BLOCKS OF WOODLAND MAKING UP THE REMAINDER OF THE SKYLINE. RICHMOND TERRACE GARDENS RPG IS VISIBLE BELOW THE PROPERTIES ON RICHMOND HILL.	6	80	HIGH
15	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE SOUTHERN EDGE OF PETERSHAM MEADOW IN THE SAME LOCATION AS VIEWPOINT 14, BUT LOOKING SOUTH TOWARDS THE SITE. THERE ARE OPEN VIEWS OF PARTS OF GLASSHOUSES WITHIN THE SITE THROUGH THE ENTRANCE GATE AND BEYOND THE AREA OF CAR PARKING. THE SITE IS VIEWED AGAINST A BACKDROP OF BUILT FORM AND THROUGH INTERVENING VEGETATION. THE NEIGHBOURING PROPERTY TO THE NORTH OF THE SITE AND ITS TENNIS COURT EXTEND INTO THE FOREGROUND AND ARE PROMINENT. THE VIEW HAS A MORE ENCLOSED CHARACTER THAN THE VIEW NORTH.	6	80	HIGH
16	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM PROW 128 TO THE EAST OF THE SITE, LOOKING NORTH. THE VIEW IS CHARACTERISED BY ITS LINEAR, ENCLOSED NATURE AND THE PARKED CARS OF VISITORS TO THE SITE AND MEADOW.	8	55	MEDIUM
17	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM PROW 130/CAPITAL RING LONG DISTANCE ROUTE ALONG THE NORTHERN EDGE OF ST PETER'S CHURCH YARD, LOOKING WEST TOWARDS THE SITE. THE CHARACTER OF THE VIEW IS OF AN ENCLOSED ALLEYWAY WITH OPEN VIEWS OF THE CHURCH YARD AND ASSOCIATED VEGETATION. VIEWS OF THE SITE ARE TRUNCATED. THE VIEW IS OF THE DESIGNATED METROPOLITAN OPEN LAND.	7	110	HIGH
18	DESIGNATED VIEW/VISTA, REGISTERED PARK AND GARDEN, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH	VIEW FROM THE GRADE I LISTED RICHMOND PARK TO THE SOUTH EAST OF THE SITE, LOOKING NORTH WEST ACROSS PETERSHAM PARK AND WEST LONDON. THE RESIDENTIAL PROPERTIES WITHIN PETERSHAM ARE VISIBLE AT THE BASE OF THE HILL, SET AMONGST A WELL VEGETATED FRAMEWORK. THE LOCATION OF THE SITE CAN BE DISCERNED FROM THE REFERENCE POINTS OF NEIGHBOURING PROPERTIES, WITH A PARTIAL VIEW OF THE SITE. THE VIEW IS A FAR REACHING PANORAMA. THE GRADE I LISTED HAM HOUSE AND TWICKENHAM STADIUM ARE NOTABLE FEATURES IN THE VIEW.	51	595	HIGH
19	DESIGNATED VIEW/VISTA, REGISTERED PARK AND GARDEN, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH	VIEW FROM PROW 164 ALONG THE RIDGELINE OF RICHMOND PARK AND ADJACENT TO QUEEN'S ROAD, LOOKING WEST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY WOODLAND, WHICH LIMITS LONG DISTANCE VIEWS. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.	52	480	HIGH
20	DESIGNATED VIEW/VISTA, REGISTERED PARK AND GARDEN, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH	VIEW FROM THE PERMISSIVE FOOTPATH RUNNING ALONG THE LOWEST GROUND WITHIN PETERSHAM PARK, WHICH FORMS PART OF THE WIDER GRADE I LISTED RICHMOND PARK, LOOKING NORTH TOWARDS PETERSHAM. THE VIEW HAS A PARKLAND CHARACTER, ENCLOSED BY VEGETATION AND BUILT FORM. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BUILT FORM.	7	335	HIGH
21	DESIGNATED VIEW/VISTA	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM THE A307 PETERSHAM ROAD, LOOKING WEST AT THE ENTRANCE TO THE ACCESS TRACK TO PETERSHAM NURSERIES. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BUILT FORM.	6	110	MEDIUM
22	DESIGNATED VIEW/VISTA,	WALKERS ON FOOTPATH	URBAN VIEW FROM PROW 125, NORTH ACROSS THE A307 PETERSHAM ROAD TO THE ENTRANCE TO THE TRACK, PROVIDING ACCESS TO THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY INTERVENING BUILT FORM.	7	95	LOW

5.0

VISUAL ASSESSMENT

TABLE 5.1 – SUMMARY OF VISUAL ASSESSMENT

REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION (M)	DISTANCE (M)	VALUE
23	DESIGNATED VIEW/VISTA	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM THE A307 PETERSHAM ROAD, LOOKING NORTH TOWARDS THE SITE AND PETERSHAM MEADOW. VIEWS OF THE SITE AND MEADOW ARE TRUNCATED BY THE INTERVENING BUILT FORM.	6	220	MEDIUM
24	DESIGNATED VIEW/VISTA	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM THE JUNCTION OF RIVER LANE AND THE A307 PETERSHAM ROAD, LOOKING NORTH EAST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE BUILT FORM OF PETERSHAM WITH ASSOCIATED VEGETATION. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BUILT FORM.	6	88	MEDIUM
25	DESIGNATED VIEW/VISTA	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM RIVER LANE AT THE ENTRANCE TO PROW 122, WHICH FOLLOWS A NARROW ALLEYWAY AND LEADS TO THE SITE ENTRANCE. THE VIEW IS CHARACTERISED BY THE BUILT FORM OF PETERSHAM WITH VIEWS FORESHORTENED BY THE BRICK WALLS AND PROPERTIES IN THE FOREGROUND. VIEWS OF THE SITE ARE TRUNCATED.	7	50	MEDIUM
26	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM RIVER LANE, WITHIN THE METROPOLITAN OPEN LAND DESIGNATION, LOOKING EAST ACROSS PETERSHAM MEADOW TOWARDS PETERSHAM AND RICHMOND. THE FOREGROUND IS CHARACTERISED BY THE SMALL SCALE PADDOCKS WITH ASSOCIATED SHEDS AND OTHER GARDEN BUILDINGS WITH THE LARGER SCALE OPEN FIELD OF PETERSHAM MEADOW VISIBLE BEYOND THE GATES AND FENCING. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BRICK WALL AND OTHER BUILT FORM. THE ROYAL STAR AND GARTER IS PARTIALLY VISIBLE ON THE HORIZON.	6	55	HIGH
27	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH	VIEW FROM WITHIN PETERSHAM LODGE WOODS WITHIN THE METROPOLITAN OPEN LAND TO THE NORTH WEST OF THE SITE, LOOKING SOUTH EAST TOWARDS PETERSHAM MEADOW AND THE SITE. VIEWS ARE CHARACTERISED BY THE ENCLOSED NATURE OF THE WOODLAND, WHICH FORESHORTENS VIEWS OF THE WIDER AREA. VIEWS OF PETERSHAM MEADOW AND THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.	7	190	HIGH
28	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM PROW 122/THE ACCESS TRACK ADJACENT TO THE NORTHERN BOUNDARY OF THE SITE, LOOKING NORTH EAST TOWARDS PETERSHAM MEADOW AND RICHMOND. THE INTERVENING VEGETATION ASSOCIATED WITH THE FIELDS IMMEDIATELY NORTH OF THE ROUTE PARTIALLY SCREEN VIEWS OF THE OPEN FIELD OF PETERSHAM MEADOW, CREATING A SEMI-ENCLOSED, SMALLER SCALE CHARACTER. THE ROYAL STAR AND GARTER IS VISIBLE THROUGH THE TREES ON THE HORIZON. VEHICLES OF VISITORS TO THE SITE ARE PROMINENT ALONG THE SOUTHERN EDGE OF THE TRACK WHEN IMMEDIATELY ADJACENT.	6	5	HIGH
29	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM PROW 122 ALONG THE ACCESS TRACK TO THE SITE LOOKING WEST TOWARDS THE SITE AND PETERSHAM. THERE ARE OPEN VIEWS OF THE NORTHERN SITE BOUNDARY, WHICH IS DEFINED BY A TALL HEDGEROW, WHICH IN TURN TRUNCATES VIEWS OF THE INTERNAL ARRANGEMENTS. THE BUILT FORM OF THE NEIGHBOURING PROPERTY TO THE NORTH OF THE SITE AND ITS ASSOCIATED GARAGES ARE VISIBLE AGAINST THE SKYLINE, AS IS PETERSHAM LODGE BEYOND. THE SCATTERED TREES AND FIELD BOUNDARY OF THE PADDOCK TO THE NORTH OF THE TRACK LIMITS VIEWS OF PETERSHAM MEADOW TO THE NORTH.	7	35	HIGH
30	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM PROW 122, LOOKING WEST TOWARDS THE SITE FROM WITHIN THE METROPOLITAN OPEN LAND DESIGNATION. THE VIEW IS CHARACTERISED BY THE ACCESS TRACK WITH CARS PARKED ALONGSIDE THE SITE BOUNDARY WITH HEDGEROWS, TREES AND BUILT FORM CREATING A SENSE OF ENCLOSURE.	7	85	HIGH
31	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM PROW 128 LOOKING SOUTH TOWARDS ST PETER'S CHURCH. THE VIEW IS CHARACTERISED BY ITS LINEAR ROAD CORRIDOR WITH PARKED CARS, HEDGEROW AND THE CHURCH SPIRE WITHIN THE METROPOLITAN OPEN LAND.	7	76	HIGH
32	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM PROW 122 AT THE JUNCTION WITH PROW 128, LOOKING NORTH ACROSS THE PADDOCKS TO PETERSHAM MEADOW. THE VIEW IS CHARACTERISED BY THE OPEN FIELDS AND VEGETATION. THE SITE IS NOT VISIBLE FROM THIS LOCATION DUE TO THE ORIENTATION OF THE VIEW.	6	92	HIGH
33	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE SOUTHERN PART OF PETERSHAM MEADOW, LOOKING SOUTH WEST TOWARDS THE SITE. THE OPEN CHARACTER OF PETERSHAM MEADOW IS SURROUNDED BY TREE BELTS AND WOODLAND INCLUDING PETERSHAM LODGE WOOD. THE TREE BELT DEFINING THE BOUNDARY BETWEEN THE MEADOW AND THE EQUESTRIAN PADDOCKS CREATES A SENSE OF SEPARATION BETWEEN THESE OPEN FIELDS. BEYOND THE EQUESTRIAN PADDOCKS, THERE ARE OPEN VIEWS OF THE PARKED CARS OF VISITORS TO THE NURSERIES, SET AGAINST A BACKDROP OF BUILT FORM AND VEGETATION. THERE ARE PARTIAL VIEWS OF THE NORTHERN SITE BOUNDARY THROUGH GAPS IN THE INTERVENING VEGETATION. VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE ARE TRUNCATED.	5	200	HIGH

5.0

VISUAL ASSESSMENT

TABLE 5.1 – SUMMARY OF VISUAL ASSESSMENT

REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION (M)	DISTANCE (M)	VALUE
34	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE SOUTHERN EDGE OF PETERSHAM MEADOW, LOOKING SOUTH TOWARDS THE SITE AND THE ACCESS TRACK, OF WHICH THERE ARE OPEN VIEWS OF THE PARKED CARS. THE FIELD IN THE FOREGROUND PROVIDES A SENSE OF OPENNESS SET AGAINST A BACKDROP OF PETERSHAM COMMON WOODS.	5	121	HIGH
35	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE APPROACH TO THE SITE ENTRANCE FROM THE FIELD TO THE NORTH, LOOKING SOUTH. THERE ARE OPEN VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE THROUGH THE ENTRANCE GATE. THE VIEW IS CHARACTERISED BY A PLANT NURSERY AND BUILT FORM SET BEHIND A STRONG, HEDGEROW AND WALLED BOUNDARY. CARS ARE VISIBLE IN FRONT OF THE WALL AND THIS BOUNDARY CREATES A PERCEPTION OF THE SETTLEMENT EDGE OF PETERSHAM.	5	40	HIGH
36	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM PROW 122/TRACK ADJACENT TO THE NORTHERN SITE BOUNDARY, LOOKING NORTH AWAY FROM THE SITE TOWARDS PETERSHAM MEADOW ACROSS THE METROPOLITAN OPEN LAND. THE FIELD BOUNDARY VEGETATION AND SCATTERED TREES WITHIN THE FIELDS CREATE A DEGREE OF ENCLOSURE WITH PARTIAL VIEWS BEYOND TO PETERSHAM MEADOW.	6	5	HIGH
37	DESIGNATED VIEW/VISTA	WALKERS ON FOOTPATH, TRANSIENT RECEPTORS IN VEHICLES	VIEW FROM PROW 128 ADJACENT TO ST PETER'S CHURCH YARD, LOOKING NORTH TOWARDS PETERSHAM MEADOW AND THE SITE. THE WALLED BOUNDARY OF THE PRIVATE GARDENS AND VEGETATION BEYOND TRUNCATE VIEWS OF THE SITE. THE VIEW IS CHARACTERISED BY THE LINEAR NATURE OF THE ACCESS TRACK AND ITS ASSOCIATED BOUNDARIES. THERE ARE PARTIAL VIEWS OF THE BUILT FORM ON RICHMOND HILL THROUGH THE INTERVENING VEGETATION ON THE HORIZON.	7	50	HIGH
38	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE CENTRAL PART OF PETERSHAM MEADOW, LOOKING SOUTH TOWARDS THE SITE AND PETERSHAM. THE VIEW IS CHARACTERISED BY THE OPEN FIELD OF THE MEADOW SET AGAINST A BACKDROP OF TREES AND WOODLAND. THE TREE BELT AND VEGETATION ALONG THE EDGE OF THE MEADOW CREATES A GREEN EDGE AND BEGINS TO FILTER VIEWS OF THE PADDOCKS AND THE SITE/SETTLEMENT EDGE BEYOND. THERE ARE PARTIAL VIEWS OF THE CARS PARKED ALONG THE EDGE OF THE SITE AND SETTLEMENT THROUGH GAPS IN THE INTERVENING VEGETATION.	4	172	HIGH
39	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE CENTRAL WESTERN PART OF PETERSHAM MEADOW, LOOKING SOUTH EAST TOWARDS THE SITE. THERE ARE OPEN VIEWS TOWARDS PETERSHAM WITH THE FIELD BOUNDARY VEGETATION SOFTENING VIEWS OF THE SETTLEMENT EDGE, WITH THE ROOFTOPS OF PROPERTIES SUCH AS PETERSHAM HOUSE AND THE NEIGHBOURING PROPERTY TO THE NORTH OF THE SITE VISIBLE WHERE GAPS IN THE VEGETATION ALLOW. THERE ARE PARTIAL VIEWS OF THE CARS PARKED ALONG THE EDGE OF THE SITE AND SETTLEMENT THROUGH GAPS IN THE INTERVENING VEGETATION.	4	147	HIGH
40	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE WESTERN EDGE OF PETERSHAM MEADOW, LOOKING SOUTH EAST TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION AROUND THE EDGES OF THE MEADOW AND PADDOCKS. THERE ARE PARTIAL VIEWS OF SOME PROPERTIES WITHIN PETERSHAM WHERE GAPS IN THE VEGETATION ALLOWS. THE VIEW IS CHARACTERISED BY THE OPEN FIELD SET WITHIN A WELL VEGETATED FRAMEWORK. THE ROYAL STAR AND GARTER IS A PROMINENT FEATURE AGAINST THE SKYLINE TO THE NORTH.	4	130	HIGH
41	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE SOUTHERN CORNER OF PETERSHAM MEADOW, LOOKING EAST ALONG THE EDGE OF THE MEADOW. THE BOUNDARY VEGETATION AND SHEDS/SHELTERS CREATE THE PERCEPTION OF THE SETTLEMENT EDGE WITHIN THE METROPOLITAN OPEN LAND. THESE BUILDING/WALLS AND THE VEGETATION TRUNCATE VIEWS OF THE SITE AND SETTLEMENT.	6	95	HIGH
42	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE NORTH WESTERN CORNER OF PETERSHAM MEADOW, LOOKING EAST ACROSS THE MEADOW TOWARDS PETERSHAM. THE TREE BELT ALONG THE EDGE OF THE MEADOW CREATES THE PERCEPTION OF A CONTINUOUS WOODED BACKDROP TO THE OPEN FIELD IN COMBINATION WITH PETERSHAM COMMON WOODS ON THE RISING GROUND BEYOND. THERE ARE PARTIAL VIEWS OF THE SITE BOUNDARY VEGETATION ON THE EDGE OF PETERSHAM THROUGH THE INTERVENING VEGETATION. THE ROYAL STAR AND GARTER AND PETERSHAM HOTEL ARE PROMINENT FOCAL POINTS IN THE LANDSCAPE.	4	182	HIGH
43	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM PROW 123 IN THE METROPOLITAN OPEN LAND TO THE WEST OF THE SITE. THE CHARACTER OF THE VIEW IS ENCLOSED WITHIN WOODLAND AND THE FENCING OF THE NEIGHBOURING SCHOOL. THE BUILT FORM OF THE PETERSHAM AND HAM SEA SCOUTS BUILDING IS PROMINENT IN VIEW. VIEWS OF THE SITE AND PETERSHAM ARE TRUNCATED BY THE INTERVENING BUILT FORM AND VEGETATION.	5	245	MEDIUM
44	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM PROW 123 AS IT CONNECTS TO RIVER LANE. THE ROUTE IS ENCLOSED BY FENCING AND VEGETATION ON BOTH SIDES. TRUNCATING VIEWS OF THE SURROUNDING AREA.	6	137	LOW

5.0

VISUAL ASSESSMENT

TABLE 5.1 – SUMMARY OF VISUAL ASSESSMENT

REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION (M)	DISTANCE (M)	VALUE
45	DESIGNATED VIEW/VISTA	WALKERS ON FOOTPATH	VIEW FROM THE A307 PETERSHAM ROAD, LOOKING EAST TOWARDS THE ENTRANCE TO THE ACCESS TRACK TO THE SITE. VIEWS ARE OF AN URBAN CHARACTER. VIEWS OF THE SITE IS TRUNCATED BY INTERVENING BUILT FORM.	6	72	MEDIUM
46	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE NORTHERN EDGE OF PETERSHAM MEADOW, LOOKING SOUTH TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE OPEN FIELD OF PETERSHAM MEADOW, SET AGAINST A WELL VEGETATED BACKDROP OF THE VEGETATION ALONG THE EDGE OF PETERSHAM AND PETERSHAM COMMON WOODS ON THE RISING GROUND. THERE ARE PARTIAL VIEWS OF THE BUILT FORM WITHIN PETERSHAM, WHERE GAPS IN THE INTERVENING VEGETATION ALLOW, INCLUDING PARTIAL VIEWS OF THE NORTHERN SITE BOUNDARY. THE ROYAL STAR AND GARTER IS A PROMINENT FOCAL FEATURE AGAINST THE SKYLINE.	4	296	HIGH
47	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM THE NORTHERN EDGE OF PETERSHAM MEADOW ON PROW 128/THE CAPITAL RING LONG DISTANCE ROUTE, LOOKING SOUTH TOWARDS PETERSHAM AND THE SITE. THE VIEW IS CHARACTERISED BY THE OPEN MEADOW AND OPEN VIEWS OF THE RIVER THAMES. THE BOUNDARY VEGETATION AND WOODLANDS CREATE A STRONG BOUNDARY TO THE OPEN FIELD. THERE ARE PARTIAL VIEWS OF THE SETTLEMENT EDGE OF PETERSHAM INCLUDING THE VEGETATION ON THE NORTHERN BOUNDARY OF THE SITE, WHERE GAPS IN THE INTERVENING VEGETATION ALONG THE EDGE OF THE MEADOW ALLOW.	6	488	HIGH
48	DESIGNATED VIEW/VISTA, REGISTERED PARK AND GARDEN, METROPOLITAN OPEN LAND, OTHER SITE OF NATURE IMPORTANCE	WALKERS ON FOOTPATH	VIEW FROM BUCCLEUCH GARDENS ADJACENT TO THE RIVER THAMES, LOOKING SOUTH TOWARDS PETERSHAM MEADOW. THERE ARE OPEN VIEWS ACROSS THE RIVER CORRIDOR AND TO THE OPEN FIELD OF THE MEADOW SET WITHIN A STRONG FRAMEWORK OF TREES AND WOODLAND. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.	5	580	HIGH
49	DESIGNATED VIEW/VISTA, METROPOLITAN OPEN LAND	WALKERS ON FOOTPATH	VIEW FROM PROW 122 TO THE WEST OF THE SITE, LOOKING EAST TOWARDS THE NORTHERN SITE BOUNDARY AND SITE ENTRANCE FROM WITHIN THE METROPOLITAN OPEN LAND. VIEWS OF THE SITE AND SURROUNDING LANDSCAPE ARE TRUNCATED BY THE TALL BRICK WALLS DEFINING THE ROUTE.	6	30	MEDIUM

5.0 VISUAL ASSESSMENT

TABLE 5.2 – SUMMARY OF VISUAL RECEPTORS		
VISUAL RECEPTOR TYPE	KEY VIEWPOINT REFERENCE	VALUE
RESIDENTIAL	7, 24, 25, 28	HIGH
TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	5, 6, 11, 21, 23, 24, 25, 45	MEDIUM
TRANSIENT FROM PUBLIC RIGHTS OF WAY (FOOT, BIKE AND HORSEBACK, INCLUDING DEDICATED CYCLE ROUTES, OPEN ACCESS LAND AND REGISTERED COMMON LAND, PUBLIC OPEN SPACE ETC)	3, 4, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49	HIGH
VISITOR ATTRACTIONS AND SCENIC VIEWPOINTS	1, 2, 9, 10, 18, 48	HIGH
PLACES OF EMPLOYMENT	A - H	MEDIUM
COMMUNITY BUILDINGS	17, 37	MEDIUM

6.0

ANALYSIS OF THE SITE'S CONTRIBUTION TO THE METROPOLITAN OPEN LAND DESIGNATION AND ITS PURPOSES

6.1 INTRODUCTION

The nature of the Enforcement Notice relates to an “alleged breach of planning control” relating to the hours of use of the cafe/restaurant and the extent of the Site purposed for these uses, including the associated comings and goings of vehicles and people visiting the Site outside of the consented hours of use and the impact of these alleged breaches on “the openness of the Metropolitan Open Land (MOL). As such, there is no “Proposed Development” to describe and assess as part of this LVAIS. Instead, the Visual Assessment set out in Section 5 provides a comprehensive summary of the visual relationship between the Site and the surrounding landscape/townscape of the study area. The text below provides a further summary of the Site's location and relationship with the MOL designation to inform a judgement on its performance against the purposes of MOL as set out in the NPPF (December 2023). Figure 6.1 illustrates the Site's location in the context of the MOL designation and Petersham and includes a visual representation of the analysis set out below.

6.2 THE SITE'S LOCATION AND CONTRIBUTION TO THE CHARACTER OF THE LOCAL AREA

The Site is located on the northern edge of Petersham, set behind a brick wall/evergreen hedgerow boundary of circa 2.4m in height. This boundary is flanked by PRoW 122 and the access track to both the Site entrance and the parking areas for the Nurseries and the neighbouring property, which is defined to its north by a combination of walls, fencing and trees. This creates a definitive settlement boundary to Petersham and the Site is therefore clearly perceived and associated with the townscape of Petersham.

The landscape to the north of the Site has an open character with the large scale open paddock of Petersham Meadow set to the north of a collection of smaller scale fields that are in equestrian use or with scattered tree planting. The boundary between Petersham Meadow and these fields is defined by a tree belt creating an additional intervening layer of vegetation between the settlement edge and the open expanse of Petersham Meadow and the River Thames.

The character of the landscape and townscape in the local area is varied, with areas of historic designed parkland and open pasture set on flat river flood plain and on steeply sloping escarpments. These areas of open green field are set within a mature framework of tree belts, woodlands and individual trees that generally create a verdant skyline with pockets of built form within Richmond and Petersham visible where gaps in this vegetation allow or where the scale of the built form and topographical location elevates their prominence.

The Site is well related to the settlement edge of Petersham, is well contained by permanent, hard boundaries and surrounded by private gardens and built form within the settlement. Its contribution to the character of the local area is therefore considered to be minor and in keeping with the surrounding land uses.

6.3 THE VISUAL RELATIONSHIP BETWEEN THE SITE AND WIDER MOL AREA

Views of the Site from the wider MOL area are limited due to a combination of the surrounding private gardens and the combination of tall boundary walls and hedgerows. Views of the internal arrangements of the Site are therefore only possible from the upper floors of two neighbouring properties to the north and west, and from the landscape to the north of the Site through the open gate of the Site entrance during operational hours. Views of the access track, which accommodates car parking for visitors and residents are more open and can be seen from areas of the MOL designation further north where gaps in the intervening vegetation allow.

The Site is therefore considered to make a minor visual contribution to the wider MOL area and is viewed as a integral part of the Petersham settlement edge.

6.4 CONTRIBUTION OF THE SITE TO VIEWS FROM DESIGNATED VIEWING CORRIDORS WITHIN THE MOL

The Site forms part of the contextual townscape within the designated view cones from Richmond Hill within the Richmond Terrace Walk Registered Park and Garden to the north east and the view from the ridgeline within Petersham Park within Richmond Park to the south east of the Site. Both views are from the top of the escarpment and are characterised as far reaching panoramas across the River Thames and West London. These views are highly valued and notable for their artistic and literary associations. Petersham contributes to the character of the lower foreground in both views and is seen as a small scale settlement with pockets of built form visible, set within a well treed framework. The Site is not openly viewed from these locations but its location can be ascertained through an understanding of the surrounding built form. Views of the Site are therefore considered to be truncated by intervening vegetation and built form. As a result the Site is considered to make a negligible contribution to the character of these designated views, which are far reaching panoramas with the focus of the viewer drawn elsewhere to landmarks such as the River Thames and Petersham Meadow, Ham House and Twickenham Stadium amongst others.

6.5 KEY PERCEPTUAL CHARACTERISTICS OF THE MOL AREA

The MOL area between Richmond and Petersham has a varied character with the designation washing over areas of designed landscape, including the RPGs, areas of woodland, open pasture, the River Thames and its associated corridor, and part of the settlement of Petersham, which includes the Site and St Peter's Church. Built form is present within the MOL in numerous locations and includes buildings such as The Petersham Hotel, which is a prominent feature on the rising ground of Richmond Hill and the focus of a designated view from the west. The landscape is perceived as open space and natural/semi-natural green space with significant areas openly accessible to the public on foot and to a lesser extent by bicycle. The large paddock of Petersham

Meadow that lies adjacent to the River Thames is perceived as an open, pastoral field that is broadly flat, set within a well treed framework. It has a visual relationship with the settlement edges of both Richmond and Petersham and creates a sense of openness and separation between the two settlements. This sense of openness is most keenly felt within the main Meadow pasture and diminishes to its edges where human activity becomes more apparent through vehicular use along the A307 Petersham Road and to a lesser extent River Lane and the access track to the Site.

Built form within Richmond alongside the River and on Richmond Hill are prominent in views from Petersham Meadow, with the Royal Star and Garter and The Petersham Hotel particularly dominant within the landscape, sat on the rising ground of the escarpment and towering over the surrounding vegetation. The scale of built form is larger with four storey terraces on Richmond Hill and along the River creating a strong sense of the urban edge in the distance. Petersham perceptually has a more subtle interaction with the surrounding landscape with the open field of Petersham Meadow separated from the settlement edge by an area of smaller scale fields in equestrian use or with public access and scattered trees. The smaller scale field pattern, prevalence of boundary vegetation and scattered trees, and the equestrian uses typical of an edge of settlement location define a landscape within the MOL that perceptually creates a “transition zone” from the enclosure of the townscape to the openness of Petersham Meadow and the river corridor landscape as identified on Figure 6.1 on the following page. The existing access track and boundary features of the Site and surrounding private properties create a clear settlement boundary that acts as a definitive and defensible edge to the MOL designation.

6.6 CONTRIBUTION OF THE SITE TO THE PURPOSES OF THE MOL

Policy G3 of the London Plan 2021 defines MOL as where: “*Metropolitan Open Land is strategic open land within the urban area. It plays an important role in London's green infrastructure – the network of green spaces, features and places around and within urban areas. MOL protects and enhances the open environment and improves Londoners' quality of life by providing localities which offer sporting and leisure use, heritage value, biodiversity, food growing, and health benefits through encouraging walking, running and other physical activity.*”

The Purposes of MOL are aligned with the Green Belt purposes as defined in Para 143 of the NPPF (December 2023). Policy G3 states that “*MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt*”. These are:

- 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; and
- e to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”

The Site is located within the perceived settlement boundary of Petersham, which is defined by a combination of walls, hedgerows, built form and a Public Right of Way. The Site is surrounded by private residential uses and gardens. It therefore is not

considered to be at odds with Purposes A and B.

The Site has well defined, defensible boundaries and remains within a walled environment that forms a definitive settlement edge with open fields beyond. Historically the Site has formed part of the settlement for a long time and therefore its location and continued use are not considered to be at odds with Purposes C or D.

Purpose E is not considered relevant to the Site and this LVAIS.

Policy G3 of the London Plan 2021 requires that for land to be designated as MOL it must meet one of the following criteria:

- *“Criteria 1: Contribute to the physical structure of London by being clearly distinguishable from the built-up area;*
- *Criteria 2: Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London;*
- *Criteria 3: Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value; and*
- *Criteria 4: Forms part of a strategic corridor, node, or link in the network of green infrastructure and meets one of the above criteria.”*

Although the Site is already within an area of land designated as MOL. Its performance against the above criteria is an important consideration. The Site and associated access track from which vehicles reach the car park from the A307 Petersham Road are clearly perceived as part of the settlement of Petersham and therefore does not meet Criteria 1. The Site does not include any leisure, recreation or sporting facilities, nor does it serve an arts or cultural purpose in planning terms. It therefore does not meet Criteria 2. Historically, the Site has continuously formed part of the settlement of Petersham and therefore is not considered to be a landscape of national or metropolitan value. It does not contain any listed buildings or structures. As such it does not meet Criteria 3. The built nature of the Site and its immediate surroundings, including the surfaced access track/PRoW create a clear association with the existing settlement on the edge of a landscape that forms part of the strategic green infrastructure network. The Site and its associated access therefore are not considered to meet Criteria 4.

LEGEND








-  SITE BOUNDARY
-  ADOPTED METROPOLITAN OPEN LAND DESIGNATION
-  OTHER SITE OF NATURE IMPORTANCE
-  PERCEIVED SETTLEMENT BOUNDARY
-  PERCEIVED “TRANSITIONAL ZONE” BETWEEN PETERSHAM MEADOW AND PETERSHAM
-  FOOTPATH
-  THAMES PATH - NATIONAL TRAIL



FIGURE 6.1 – ANALYSIS OF THE SITE’S CONTRIBUTION TO THE MOL (FABRIK, 2024)

7.0

LIMITATIONS AND ASSUMPTIONS

7.1 LIMITATIONS AND ASSUMPTIONS

The following assumptions will be made in relation to the assessment of effects:

- The assessment baseline year is 2023.
- Existing vegetation will continue to grow at rates typical of its location, species and maturity.
- For the visual assessment from residential properties, transport corridors and public rights of way, the receptor is a standing adult with an eye height of 1.75m.
- Visual effects are based on good visibility. Visual effects can be expected to vary, with poor visibility at times of low cloud, rainfall and at dusk. At these times a reduction in visual clarity, colour and contrast will be experienced. Reduced visibility will limit the extent of views, particularly long distance views. Therefore, the assessment of effects will present a worst case scenario, when the proposed development will be most visible.
- The assessment is based on publicly accessible locations. Professional judgement is used to determine the likely effects from private properties.

8.0

STATEMENT OF LANDSCAPE AND VISUAL EFFECTS

8.1 INTRODUCTION AND DESCRIPTION OF THE PROPOSED DEVELOPMENT

In determining the landscape and visual effects arising from the operation of the Site, the following pages set out summary of effects on the following groups of receptors:

- Effects on contextual landscape receptors (i.e. effects on landscape receptors beyond the Site boundary, for example, indirect effects on landscape character);
- Site landscape receptors (i.e. effects on landscape receptors within the Site boundary only); and
- Visual receptors (effects arising from the changes to the landscape which are perceived by both static and transient receptors).

The Site currently forms part of the settlement area associated with Petersham. The Site is accessed via PRoW 122 along the northern boundary of the Site and settlement. A single row of parking allows vehicular access with parking attendants present to manage visitor access and egress. The operation of the Site for the purposes of the alleged breach of planning condition therefore relates to the hours of use of the cafe/restaurant, the extent of this use within the Site and the associated comings and goings of visitors and vehicles outside of the consented hours of use. The physical characteristics, size and location of the Site and its boundaries are not changing. Therefore the Site's physical and visual relationship with the surrounding study area is also not considered to change.

8.2 SUMMARY OF EFFECTS ON CONTEXTUAL LANDSCAPE RECEPTORS

The following contextual landscape receptors have been considered:

- Natural, Cultural and Social and Perceptual qualities
- Townscape Character Area E2: Ham Common and Riverside
- Registered Park and Gardens of Richmond Park, Richmond Terrace Walk and Terrace and Buccleuch Gardens

No changes are proposed to the contextual landscape outside the Site boundary as a result of the Proposed Development, therefore effects on the physical aspects of the contextual landscape and townscape are considered to be **Negligible**.

The Site forms part of the settlement of Petersham, which includes areas of parked cars on the settlement edge, within the MOL and adjacent to the equestrian uses and open fields. Vehicle movements and parked cars are characteristic of the local area and contextual landscape with vehicular parking on streets and River Lane, leading down to the Thames within the MOL. The transport surveys submitted as part of the wider evidence base demonstrate that there are circa 17,000 daily traffic movements along the A307 Petersham Road. The contextual impact of the comings and goings of vehicles and parking associated with visitors are considered to be Negligible in that context. As such the effects on the contextual townscape character area and cultural/social and perceptual qualities are considered to be **Negligible** at all times of day.

The Site sits within Townscape Character Area E2: Ham Common and Riverside as

defined in the Urban Design Study 2023. The area encompasses the majority of the study area. The Site makes a minor contribution to the character of this contextual landscape receptor and is considered to be in keeping with the character of the immediate surroundings of Petersham. Overall the effects are therefore considered to be **Negligible**.

The Registered Parks and Gardens of Richmond Park, Richmond Terrace Walk and Terrace and Buccleuch Gardens are located to the north east and south east of the Site and are prominent areas of designed landscape within the study area. Their perceptual qualities and values are intrinsically linked their relationship with the surrounding landscape and townscape, of which the Site forms a minor contextual element. The RPGs are physically separated from the Site by intervening landscape and townscape and any visual relationship is truncated by the intervening topography, vegetation and built form. Therefore the continued use of the Site is considered to have a **Negligible** effect on the character and settings of these Registered Park and Gardens.

8.3 SUMMARY OF EFFECTS ON SITE LANDSCAPE RECEPTORS

The Site is currently characterised as a garden centre with associated cafe/restaurant and shop. It is set within a walled garden with a series of glass houses and open spaces. The uses of the glass houses and their internal spatial arrangements have little bearing on the perception of these features from the external spaces. The Site landscape is therefore wholly characteristic of the settlement and is well associated with the townscape by virtue of its walled boundaries and location to the south of PRoW 122, which forms a perceived settlement edge. The physical appearance of the Site, its character and perceptual qualities are not considered to alter as a result of the operation of the Site. Effects are therefore considered to be **Negligible**.

8.4 SUMMARY OF EFFECTS ON VISUAL RECEPTORS

The following visual receptors have been considered:

- Receptors in private residential properties (Properties adjacent to the Site to the north and west)
- Transient receptors using transport corridors (A307 Petersham Road, River Lane and the access track to the Site)
- Receptors using the local PRoW network, including the Thames Walk and Capital Ring Long Distance Routes
- Receptors using visitor attractions and areas of open space (Users of the Petersham Meadow and the Registered Park and Gardens of Richmond Park, Richmond Terrace Walk and Terrace and Buccleuch Gardens)
- Receptors at their place of work (employees working at Petersham Nurseries within the Site, plus workers in the landscape of Petersham Meadow and nearby local businesses such as The Petersham Hotel).

There are open views of the Site from the upper floors of the private residential properties bordering the Site to the north and west. These views are anticipated to

experience views of visitors browsing the external areas of the Site and some partial views of activity within the glasshouses. Lighting within the Site would also cause effects on the receptors within these properties at night, although the submitted Lighting Assessment identifies that the lighting within the Site falls within the acceptable limits. Effects are therefore considered to be **Negligible**.

Overall, the operation of the Site will not alter the visual envelope associated with the existing Site arrangements. The operation of the Site is considered to be in keeping with the wider character of Petersham and does not alter the relationship between the settlement and the surrounding open landscape to the north. The associated comings and goings of vehicles in the evenings and at night time where headlights would be required is considered to have a limited visual impact on the surrounding landscape due to the prevalence of vehicles along the A307 Petersham Road and the enclosed nature of the access road and parking area. The surrounding built form and field boundary vegetation limit views to a small geographical extent and therefore night time visual effects of the operation of the Site and the associated comings and goings of vehicular traffic are considered to be **Negligible**.

The effects of the operation of the Site are therefore not considered to change the character and amenity of the view from any of the identified publicly accessible receptors above. Visual effects as a result of the operation of the Site on those receptors using the transport corridors, PRoW network, visitor attractions and open spaces are therefore considered to be **Negligible**.

9.0

ASSESSMENT AGAINST LANDSCAPE POLICY AND LANDSCAPE CHARACTER

9.1 ASSESSMENT AGAINST POLICY

Metropolitan Open Land

The Site and its surroundings are designated as Metropolitan Open Land (MOL) under Policy LP13 Green Belt, Metropolitan Open Land and Local Green Space of the LB Richmond Local Plan (2020). Despite its MOL designation, the Site is perceived as part of Petersham and forms an integral part of the settlement edge.

Policy G3 of the London Plan 2021 defines MOL as: *“Metropolitan Open Land is strategic open land within the urban area. It plays an important role in London’s green infrastructure – the network of green spaces, features and places around and within urban areas. MOL protects and enhances the open environment and improves Londoners’ quality of life by providing localities which offer sporting and leisure use, heritage value, biodiversity, food growing, and health benefits through encouraging walking, running and other physical activity.”*

As defined in the Green Belt, MOL, LGS and OOLTI Review (August 2021), the Site is located within MOL General Area 8, which covers the southern setting of the River Thames to the north of Petersham and Ham. This General Area is considered to perform moderate - strongly against criterion 1 and 2 in the Review and strongly against criterion 3 and 4 is recommended for retention as MOL. The Site is a small part of this General Area in an area of the parcel that is within an established settlement. It therefore is not considered to make a significant contribution to the strength of this parcel of MOL.

The character of the Site is in keeping with the surrounding townscape and has a limited sense of openness due to the enclosed boundaries and surrounding built form. Vehicle movements associated with the Site are limited to the access road adjacent within the settlement. Wider traffic movements through the MOL parcel are regular and frequent with the A307 Petersham Road crossing through the MOL parcel to the north. The operation of the Site and the associated comings and goings of vehicles and visitors is not considered to harm the purposes of MOL as defined in the NPPF (December 2023) or the purposes of MOL set out in the London Plan (2021) Policy G3 and LBRuT Policy LP13 as set out in Section 6. It is therefore considered to accord with this policy.

Policy LP 5 Views and Vistas

The Site is located within three indicative corridors of designated views, that also incorporate views from Richmond Park, Richmond Terrace Walk and the Terrace and Buccleuch Gardens as defined under Policy LP5. The Site is considered to make a minor contribution to the contextual landscape associated with these views due to its position on lower ground, set within an existing settlement and surrounded by vegetation. The internal arrangements of the Site are not readily perceived from these designated viewpoints and therefore the Site is not considered to be make a significant contribution to the character and value of the views, or the sense of openness perceived from these locations. The Site, its operation and the vehicle movements of visitors are therefore not considered to be at odds with the protections set out in this policy.

Policy LP 18: River Corridors

The Site lies adjacent to the southern edge of the Thames Policy Area designated under Policy LP18. This policy requires that:

“Development proposals within the Thames Policy Area should respect and take account of the special character of the reach as set out in the Thames Landscape Strategy and Thames Strategy as well as the Council’s Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans.”

Developments alongside and adjacent to the River Thames should ensure that they establish a relationship with the river, maximise the benefits of its setting in terms of views and vistas, and incorporate uses that enable local communities and the public to enjoy the riverside, especially at ground level in buildings fronting the river.”

The Site forms a coherent and cohesive part of the Petersham settlement boundary, set behind the defensible edge of PRow 122/the access track and a walled Site boundary. This edge treatment is consistent with the northern edge of Petersham and maintains an appropriate setting to the River Thames and the policy area. The Site and Proposed Development are therefore considered to accord with this Policy.

9.2 ASSESSMENT AGAINST OPENNESS

The term ‘openness’ is not defined within the NPPF or PPG. In the interpretation of the term ‘openness’ relevant case law, which deals with the concept of openness is therefore a material consideration. The Euro Garages High Court judgement (2018) EWHC 1753 (Admin Objection by EA dated 21/05/19) is helpful in clarifying the meaning of openness and states that:

“Openness” is not a defined term but, in my view, it is clear in this context that it is openness of the Green Belt that must be considered not the Site as such. That is not merely the wording of the paragraph but must be the case because any infill would, almost by definition, have an impact on the openness of a site.”

In Green Belt or MOL terms, the concept of ‘openness’ relates to the absence of built development (which includes both buildings and hard surfacing) and is capable of having both spatial and visual aspects.

Impact on Physical Openness

No physical change is proposed to the Site. The enforcement notice relates to the hours of use of the cafe/restaurant, the areas occupied by these uses and the associated comings and goings of visitors and vehicles. The Site is perceived as a cohesive part of the settlement edge and the walled boundaries of the Site limit the Site’s contribution to the physical openness of the MOL parcel. This sense of physical openness is primarily served by Petersham Meadow and the surrounding landscape to the north. The Glasshouse structures and garden centre paraphernalia within the Site, along with visitors and their associated vehicle movements to the premises does have a Minor Adverse impact on the sense of physical openness within the Site, however, this is not considered out of character with the surrounding settlement areas that are designated as MOL. The car parking along the access track also has a minor adverse effect on the physical openness, although any change to the hours of operation is not considered to significantly alter this effect. As extension to the blue line denoting the operational areas of the cafe/restaurant uses would have a limited impact on physical openness due to the built form of the Site remaining unchanged.

Impact on Visual Openness

The operation of the Site would not significantly alter the visual openness of the Site from the current baseline situation due to the walled boundaries and existing built form within the Site continuing to create a sense of enclosure. Views from the wider MOL Parcel across the Site are limited by the existing boundary vegetation surrounding Petersham Meadow and within the “transitional zone” described in Section 6. The Site would continue to be viewed from the PRow network in close proximity and would continue to form part of the contextual townscape setting to views from Petersham Meadow. The effects of extended operating hours would be primarily experienced from the upper floors of two neighbouring properties adjacent to the northern and western boundaries of the Site. The comings and goings of vehicles parked along the access track would be experienced from parts of the wider area, although these are considered to have a Negligible impact on the visual openness of Petersham Meadow and the wider MOL parcel due to the intervening vegetation and the prevalence of vehicles (parked and moving) on other boundaries of the MOL parcel. Overall the impact of the operation of the Site on the visual openness of this small part of the MOL is therefore considered to be Negligible.

Summary of Assessment Against Openness

Although the Site and its surroundings are not designated as Green Belt, they are designated as Metropolitan Open Land (MOL), which is identified at the local level as having the same status as Green Belt.

The Enforcement Notice served to the Site relates to the hours of operation of the restaurant/cafe uses within the Site, the areas of the Site in operation for these uses and the associated comings and goings of visitors and vehicles. Whilst the Site is within the MOL, it forms a cohesive part of Petersham settlement and is not a prominent feature in views from within the open landscape to the north. The boundary walls and hedgerows truncate views of the internal arrangements of the Site from publicly accessible locations. There are limited open views of the Site from two neighbouring properties adjacent to the northern and western boundaries. The Site is therefore considered to make a very limited contribution to the physical openness of the MOL parcel. Visually, the internal arrangements of the Site are only perceived from the neighbouring properties. The boundary walls and field boundary vegetation to the north of the Site truncate views of the internal arrangements of the Site and limit views of the parked cars along its boundary. There are limited views of the Site and the associated comings and goings of vehicles and visitors from a small geographical extent of the wider MOL parcel. Generally, these views are partial through gaps in the intervening vegetation and built form. The Site and its hours of operation subject to the Enforcement Notice, including the areas of car parking and associated vehicular movements therefore have Negligible effects on the Openness of the MOL surrounding Petersham and is considered to be representative of/in keeping with the character of the townscape edge within the MOL. The Site is therefore considered to be an appropriate use of the land in its immediate context with no significant landscape or visual harm. The hours of operation and areas of restaurant/cafe uses within the Site are therefore not considered to conflict with the purposes and definition of MOL as set out in the NPPF (December 2023), The London Plan 2021 and the LB of Richmond Local Plan (2020).

9.0

ASSESSMENT AGAINST LANDSCAPE POLICY AND LANDSCAPE CHARACTER

9.3 ASSESSMENT AGAINST LANDSCAPE/TOWNSCAPE CHARACTER GUIDANCE

The Site is located within Conservation Area 6: Petersham. Problems and Pressures are identified as: *“Development pressure which may harm the landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks.”*

Opportunities for enhancement are identified as:

- *“Improvement and protection of landscape setting*
- *Preservation, enhancement and reinstatement of architectural quality and unity*
- *Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens*
- *Coordination of colour and design and improvement in quality of street furniture and flooring*
- *Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture”*

The operation of the Site is considered to have a neutral effect on the threats or opportunities of relevance to Conservation Area 6: Petersham.

The Urban Design Study 2023 sets out the following character area design guidance for Character Area E2. Those of relevance to the Site and its surroundings are set out below:

- *“Respect the setting and proportion of historic features and existing landmark buildings. Refer to the conservation area appraisal for the relevant conservation areas.*
- *Avoid any encroachment into the open lands/wider landscape setting from adjacent settlements and maintain well-defined settlement boundaries.*
- *Encourage upkeep of boundaries, façades and front gardens. Encourage planting in front gardens, including hedges.*
- *Improve the legibility and consistency in built typologies and boundary conditions. Especially around Ham Common.*
- *Preserve the openness of the MOL and the riverside by resisting development which would affect this perception.*
- *Preserve linear views along the river.*
- *Protect the quality of valued views and vistas and maintain and enhance existing wooded skylines and open vistas.”*

The operation of the Site does not conflict with the design guidance set out above. It forms part of a well-defined settlement boundary and is not considered to make a significant contribution to valued views/vistas or linear views along the river.

10.0

SUMMARY AND CONCLUSIONS

10.1 CONCLUSION

This LVAIS sets out the landscape policies and designations pertinent to the Site, including Metropolitan Open Land (MOL) and any supporting guidance documents. Baseline landscape elements are described and inform landscape character, landscape condition and value. The baseline character and amenity of the identified visual receptors are then described (considering the visual envelope and the different groups of people affected). The contribution of the Site to protecting the purposes of MOL as defined in the NPPF (December 2023) is considered through a spatial analysis of its physical and visual relationship to the wider MOL parcel it sits within, a statement of the effects of the operation of the Site are also considered against the pertinent landscape and visual receptors. The LVAIS is concluded with a landscape policy and character guidelines assessment and overall summary.

The Site falls within land designated as Metropolitan Open Land at the Regional/Local level. The open land of Petersham Meadow, immediately north of the Site is designated as an Other Site of Nature Importance (OSNI) for its biodiversity value and forms part of the Thames Policy Area.

The Site falls within the “Protected Indicative Zones” for three designated views, although it is noted that the Site is not identified as the focus of any of these views. The Views identified are:

- View from Richmond Hill to Asgill House;
- View from near Ham House to Orleans House; and
- View to Marble Hill House (north).

The Site forms a small part of the contextual townscape to these views.

The Site is well enclosed by the boundary walls and hedgerows with the glasshouses and associated structures adding to the sense of enclosure and plant nursery character. The surrounding residential and private garden uses lead to a clear association as part of the settlement of Petersham. The existing gravel track along the northern boundary of the Site, which is a PRoW and includes areas of parking for the Nurseries forms the perceived settlement edge. The topography of the Site and its immediate setting is broadly flat and trees/hedgerows are confined to garden boundaries and along the track.

The Site currently forms part of the settlement area associated with Petersham. The Site is accessed via PRoW 122 along the northern boundary of the Site and settlement. A single row of parking allows vehicular access with parking attendants present to manage visitor access and egress. The operation of the Site for the purposes of the alleged breach of planning condition therefore relates to the hours of use of the cafe/restaurant, the extent of this use within the Site and the associated comings and goings of vehicles and visitors outside of the consented hours of use. The physical characteristics, size and location of the Site and its boundaries are not changing. Therefore the Site’s physical and visual relationship with the surrounding study area is also not considered to change. Effects on the contextual landscape receptors and Site landscape receptors are therefore generally considered to be no greater than **Negligible**.

Overall, the operation of the Site will not alter the visual envelope associated with the

existing Site arrangements. The operation of the Site is considered to be in keeping with the wider character of Petersham and does not alter the relationship between the settlement and the surrounding open landscape to the north. The associated comings and goings of vehicles in the evenings and at night time where headlights would be required is considered to have a limited visual impact on the surrounding landscape due to the prevalence of vehicles along the A307 Petersham Road and the enclosed nature of the access road and parking area. The surrounding built form and field boundary vegetation limit views to a small geographical extent and therefore night time visual effects of the operation of the Site and the associated comings and goings of vehicular traffic are considered to be **Negligible**.

The Site is located within the perceived settlement boundary of Petersham, which is defined by a combination of walls, hedgerows, built form and a Public Right of Way. The Site is surrounded by private residential uses and gardens. It therefore is not considered to be at odds with Purposes A and B of MOL as set out in the NPPF (December 2023).

The Site has well defined, defensible boundaries and remains within a walled environment that forms a definitive settlement edge with open fields beyond. Historically the Site has formed part of the settlement for a long time and therefore its location and continued use are not considered to be at odds with Purposes C or D of MOL.

MOL Purpose E is not considered relevant to the Site and this LVAIS.

The Site is also not considered to meet the criteria of MOL defined in Policy G3 of the London Plan 2021.

APPENDIX 1

FABRIK LVAIS METHODOLOGY

A1.1 INTRODUCTION

The methodology employed in carrying out a Landscape and Visual Appraisal with Impact Statement (LVAIS) is drawn from the Landscape Institute and the Institute of Environmental Management and Assessment's 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013). The method adopted follows a structured and transparent process, and is proportionate to the proposals.

The term landscape is defined as an area perceived by people, whose character is the result of the action and interaction of nature and / or human factors. It results from the way that different components of our environment – both natural and cultural / historical interact together and are perceived by us. The term does not mean just special, valued or designated landscapes and it does not only apply to the countryside. The definition of landscape can be classified as:

- All types of rural landscape, from high mountains and wild countryside to urban fringe farmland (rural landscapes);
- Marine and coastal landscapes (seascapes); and
- The landscape of villages, towns and cities (townscapes).

An LVAIS provides a description of the baseline conditions and sets out how the Study Area and site appears, or would appear, prior to the proposed development. The baseline assessment is then used to predict the landscape and visual impacts arising from the proposed development. The assessment of impact is carried out as part of the iterative design process in order to build in mitigation measures to reduce the impacts as much as possible. The impact assessment will identify and assess effects during the stages of the proposed development (and in the case of this Site, the initial site enabling and construction stages and then at the operational phases or decommissioning, restoration and aftercare stages).

The photography and preparation of any Verified Visual Montages (VVMs) will be prepared in accordance with Technical Guidance Note 06/19 on Visual Representation of Development Proposals (Landscape Institute, 17 September 2019).

A1.2 SUMMARY OF LVAIS METHODOLOGY

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for the Site and its context;
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views);
- The current baseline scenario; and
- The value of each of the landscape and visual receptors.

Landscape effects derive from either direct or in-direct changes to the physical landscape which may give rise to changes to the individual landscape components.

This in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal;
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect;
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion;
- Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement;
- Sets out any assumptions considered throughout the assessment of effects; and
- Sets out residual effects.

Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change).

The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

The emphasis is placed on the narrative text describing the landscape and visual effects, and the judgements made about their significance, with tables and matrices used to support and summarise the descriptive text. The criteria and thresholds set out in the methodology are used to inform the assessment of effects. Ranges of criteria and thresholds are used in the assessment where appropriate. Whilst every possible range is not defined in the methodology, each of the thresholds and criteria are clearly explained, and therefore the logic to each range can be traced.

The following sections set out in more detail the assessment process employed.

A1.3 ESTABLISHING THE LANDSCAPE BASELINE

DESK AND FIELD STUDIES

The initial step is to identify the existing landscape and visual resource in the vicinity of the proposed development – the baseline landscape and visual conditions. The purpose of baseline study is to record and analyse the existing landscape, in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape is experienced and the value / importance of that particular landscape. The baseline assessment will also identify any potential changes likely to occur in the local landscape or townscape which will change the characteristics of either the Site or its setting.

A desk study is carried out to establish the physical components of the local landscape and to broadly identify the boundaries of the study area. Ordnance survey (OS) maps and digital data are used to identify local features relating to geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape and the way that landscape is experienced, which together combine to create a series of key characteristics and character areas. Vertical aerial photography and Google streetview will be used to supplement OS information. At this stage, any special designated landscapes (such as Areas of Outstanding Natural Beauty, National Parks, Green Belt, Conservation Areas, Listed Buildings, Areas of Special Character); heritage or ecological assets are identified. A review of information available in terms of any published historic landscape characterisation together with any other landscape / capacity / urban fringe and visual related studies is carried out at this stage.

Landscape character assessment is the tool for classifying the landscape into distinct character areas or types, which share common features and characteristics. There is a well established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage in 2002, which has been superseded in England by guidance published by Natural England in 2014. The national and regional level character assessments are often available in published documents. However the local / district or site levels may need to be set out based on a combination of desk studies and field survey work. The character assessment will also identify environmental and landscape opportunities, recent changes, future trends and forces for change where they may be important in relation to the proposal, especially considering how the landscape appears, or would appear prior to the commencement of development. The condition of the landscape, i.e. the physical state of an individual area of landscape, will be described as factually as possible. The assessment of landscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area. The value of that landscape by different stakeholders or user groups may also influence the baseline assessment.

If published local / site level landscape character assessments are not available, the landscape is to be classified into distinctive character areas and / or types, based on variations in landform, land cover, vegetation / settlement pattern, field pattern, enclosure, condition, value. The classification will take into account any National, County/District and Parish level landscape character assessments.

These desk based studies are then used as a basis for verification in the field. The field based assessment also considers the perceptual qualities of the landscape,

including tranquillity.

Judgements on the value of both the landscape and visual receptor are made at the baseline stage.

LANDSCAPE VALUE

Value is concerned with the relative value or importance that is attached to different landscapes. Landscape value is inherent, considered independently of the development proposals. The baseline assessment considers any natural and cultural heritage, landscape condition, associations with notable people, events and the arts, distinctiveness, recreational opportunities, and perceptual qualities (including scenic quality, wilderness, tranquillity and / or dark skies). These environmental, historical and cultural aspects, physical and visual components are considered together with any statutory and non-statutory designations, taking into account other values to society, which may be expressed by the local community or consultees. Wherever possible information and opinions on landscape value is to be sought through discussions with consultees, stakeholders and user groups.

Landscape value is not always signified by designation. When considering an undesignated area, landscape value will be determined through a review of existing assessments, policies, strategies and guidelines. Where appropriate, new survey and analysis will inform judgements about landscape value. Any landscape designation will be considered in terms of their 'meaning' to today's context.

The tables relating to landscape value and the value attached to views are a starting point for consideration in the field. Table A1.1 overleaf sets out the criteria and definitions used in the baseline assessment to determine landscape value (in addition to condition / quality). Figure 5.1 set out within 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013), along with Technical Guidance Note 02/21 'Assessing landscape value outside national designations' (Landscape Institute, May 2021) have been used to inform these criteria.

Not all of the criteria within Table A1.1 need to be met for a landscape to be assigned a value of high, medium or low.

The factors to be considered are not fixed as they need to be appropriate to the particular project and location. It is recommended that the factors used to assess landscape value in a particular assessment are, where appropriate, discussed with the relevant planning authority or statutory consultees.

The indicators of value should be reviewed on a case-by-case basis, taking into account what they contribute (positively or negatively) to a specific landscape. The relative importance to be attached to each indicator is likely to vary across different landscapes. Once evidence for each factor has been collated and assessed, it is important to step back and judge the overall 'weight of evidence' in coming to an overall judgement on landscape value.

There are likely to be overlaps between the factors, as well as overlaps with other specialist studies for example in relation to natural and cultural factors. These overlaps should be acknowledged and considered when presenting conclusions on the overall value of the landscape.

While condition/intactness of a landscape is one factor that can influence value, poor landscape management should not be a reason to deny a landscape a valued status if other factors indicate value. Deliberately neglecting an area of landscape and allowing its condition to deteriorate should not be allowed to diminish its value in a planning context.

When assessing landscape value of a site it is important to consider not only the Site itself and its features/elements/characteristics/qualities, but also their relationship with, and the role they play within, the Site's context. Value is best appreciated at the scale at which a landscape is perceived – rarely is this on a field-by-field basis.

Landscape function can influence value, but the presence of a spatial designation (e.g. Metropolitan Open Land) is not in itself an indicator of high landscape value. The presentation of information about landscape value should be proportionate to the task at hand.

Landscape value, and the way in which landscapes are valued by people, is a dynamic process, and can change over time. Any value assessment will be a snapshot in time.

More about tranquillity can be found in Landscape Institute Technical Information Note 01/2017 (Landscape Institute, 2017).

NIGHT TIME CHARACTER ASSESSMENT

During the field survey stage it may be considered appropriate to carry out a baseline night time 'darkness' assessment to understand whether the Site is currently influenced by lighting at night. This will assist in understanding the likely effects of the proposal on the night-time character and visual experience gained, especially considering those receptors immediately adjacent to the Site or those travelling past the Site.

A night time lux level assessment is that which is carried out by lighting engineers and may be used to inform the night time character assessment.

TABLE A1.1 - LANDSCAPE VALUE CRITERIA

HIGH	MEDIUM	LOW
<p>Natural Heritage</p> <ul style="list-style-type: none"> • Unique components relating to ecology, geology, topography, soils and water. • Components may be nationally / internationally designated, including: <ul style="list-style-type: none"> • Sites of Important Nature Conservation • Heritage Coasts • Special Protection Areas • Ancient Woodland <p>Cultural Heritage</p> <ul style="list-style-type: none"> • Rare or distinct components relating to built history that positively contribute to landscape character including: <ul style="list-style-type: none"> • drove roads / salt ways / packhorse trails • sunken lanes • ridge and furrow fields • relic farmsteads • Nationally / internationally designated component/s including: <ul style="list-style-type: none"> • UNESCO World Heritage Sites • Listed buildings / structures and their associated setting. • Historic Parks and Gardens (included within the Register by Historic England) • Registered Battlefield • Scheduled Ancient Monuments <p>Landscape Condition</p> <ul style="list-style-type: none"> • Landscape area or components in a very good - good physical condition / intact, with appropriate management. • Absence of detracting/ incongruous features (or features are present but are not prominent). <p>Associations</p> <ul style="list-style-type: none"> • Many or significant connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape. <p>Distinctiveness</p> <ul style="list-style-type: none"> • Unique components that make a strong and multifaceted positive contribution to landscape character e.g. the whalebone arch in Whitby. • Landscape area that is recognised nationally / internationally for its scenic beauty, including areas within: <ul style="list-style-type: none"> • National Parks • Area of Outstanding Natural Beauty • Landscape areas that have a strong visual or functional link with adjacent designated landscapes and their special qualities. <p>Recreational</p> <ul style="list-style-type: none"> • Prominence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths), plus high quality public open space. • Areas with very good or good accessibility with opportunities for the enjoyment of the outdoors. <p>Perceptual</p> <ul style="list-style-type: none"> • Unique landscape areas or components, particularly regarding scale, form, colour, texture, diversity or contrasts that positively contribute to landscape character. • High levels of tranquillity and relative wildness, including sense of remoteness, dark skies, presence of wildlife / bird song and relative peace and quiet. <p>Functional</p> <ul style="list-style-type: none"> • Unique landscape areas or components that contribute to the healthy functioning of the landscape and make a strong and multi-faceted positive contribution to landscape character e.g. areas that form carbon sinks such as peat bogs 	<p>Natural Heritage</p> <ul style="list-style-type: none"> • Common components relating to ecology, geology, topography, soils and water. • Components may be designated at the local or borough level, including: <ul style="list-style-type: none"> • TPO's • Nature Reserve's <p>Cultural Heritage</p> <ul style="list-style-type: none"> • Common components relating to built history that positively contribute to landscape character such as vernacular architecture typical of the locality. • Locally designated component/s including: <ul style="list-style-type: none"> • Conservation Areas • Scenic Trails / Scenic Routes • Locally listed buildings and monuments • Un-designated components but acknowledge locally for their heritage importance or expressed through non-statutory designations. <p>Landscape Condition</p> <ul style="list-style-type: none"> • Landscape area or components in a good - ordinary condition, with scope to improve. • Some detracting / incongruous features. <p>Associations</p> <ul style="list-style-type: none"> • Some connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape. <p>Distinctiveness</p> <ul style="list-style-type: none"> • Some components that are unique and contribute positively to landscape character. • Recognised locally, including designations such as Special Landscape Areas, Areas of Great Landscape Value, Strategic or Local Gaps. <p>Recreational</p> <ul style="list-style-type: none"> • Some open access land, common land and public rights of way. • Areas with good or ordinary accessibility with opportunities for the enjoyment of the outdoors. <p>Perceptual</p> <ul style="list-style-type: none"> • Demonstrates some wildness and tranquillity. • Some detracting features. <p>Functional</p> <ul style="list-style-type: none"> • Landscape areas or components which make some contribution to the healthy functioning of the landscape. 	<p>Natural Heritage</p> <ul style="list-style-type: none"> • Inconsequential components relating to ecology, geology, topography, soils and water. • Generally un-designated. <p>Cultural Heritage</p> <ul style="list-style-type: none"> • Few or no components relating to built history that positively contribute to landscape character. • Generally un-designated. <p>Landscape Condition</p> <ul style="list-style-type: none"> • Landscape area or components in a poor condition, with scope to improve. • Many detracting / incongruous features. • Disturbed or derelict land. <p>Associations</p> <ul style="list-style-type: none"> • Few or no connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape. <p>Distinctiveness</p> <ul style="list-style-type: none"> • Few landscape areas that are unique and contribute positively to landscape character. • Certain individual components identified in landscape character assessments may be worthy of conservation. • Frequent dominant detracting features. <p>Recreational</p> <ul style="list-style-type: none"> • A limited quantum of open access land, common land and public rights of way. • Poor accessibility with opportunities for the enjoyment of the outdoors. <p>Perceptual</p> <ul style="list-style-type: none"> • Limited or no sense of wildness and tranquillity. • Frequent / multiple detracting features. <p>Functional</p> <ul style="list-style-type: none"> • Limited or no contribution to the healthy functioning of the landscape.

A1.4 ESTABLISHING IN THE VISUAL BASELINE

DESK AND FIELD STUDIES

The visual baseline will establish the area in which the Site and the proposed development may be visible, the different groups of people who may experience the views, the places where they will be affected and the nature, character and amenity of those views.

The area of study for the visual assessment is determined through identifying the area from which the existing site and proposal may be visible (the Zone of Theoretical Visibility or ZTV). The baseline ZTV of the Site is determined through either manual topographical analysis (a combination of desk and field based analysis which are considered appropriate for Landscape and Visual Appraisals and projects below the EIA threshold) or digital mapping based on bare earth modelling, (which do not take account of features such as vegetation or built form) constructing a map showing the area where the proposal may theoretically be visible. The extent of the mapping will depend on the type of proposal. The actual extent of visibility is checked in the field (both in the summer and winter months if the project timescales allow) to record the screening effect of buildings, walls, fences, trees, hedgerows and banks not identified in the initial bare ground mapping stage and to provide an accurate baseline assessment of visibility. Viewpoints within the ZTV should also be identified during the desk assessment, and the viewpoints used for photographs selected to demonstrate the relative visibility of the Site (and any existing development on it and its relationship with the surrounding landscape and built forms). The selection of a range of key viewpoints will be proportional, subject to scale and nature of the development proposals and based on the following criteria for determination in the field:

- The requirement to provide an even spread of representative, specific, illustrative or static / kinetic / sequential / transient viewpoints within the ZTV and around all sides of the Site;
- From locations which represent a range of near, middle and long distance views (although the most distant views may be discounted in the impact assessment if it is judged that visibility will be extremely limited);
- Views from sensitive receptors within designated, historic or cultural landscapes or heritage assets (such as from within World Heritage Sites; adjacent to Listed Buildings - and co-ordinated with the heritage consultant - National Parks, Areas of Outstanding Natural Beauty or Registered Parks and Gardens) key tourist locations and public vantage points (such as viewpoints identified on OS maps);
- The inclusion of strategic / important / designed views and vistas identified in published documents;

Views from the following locations are to be included in the visual assessment:

- Settlement edges and dwellings. These are to be collated as representative viewpoints as it may not be practical to visit all properties that might be affected;
- Transient views from public viewpoints (i.e. from roads, railway lines and Public Rights of Way - including tourist or scenic routes and associated viewpoints);
- Areas of publicly accessible green space (i.e. public open space, open access land, recreation grounds, country parks, visitor attractions, tourist destinations or scenic

viewpoints);

- Key public buildings/ spaces, where relevant (i.e. libraries, hospitals, churches, community halls etc); and
- Places of employment.

The visual assessment records:

- The character and amenity of the view, including topographic, geological and drainage features, woodland, tree and hedgerow cover, land use, field boundaries, artefacts, access and rights of way, direction of view and potential seasonal screening effects and any skyline elements or features.
- The type of view, whether oblique or direct; panoramic or vistas.
- The extent of visibility of the range of receptors is based on a grading of degrees of visibility, from a visual inspection of the Site and surrounding area. There will be a continuity of degree of visibility ranging from no view of the Site (truncated) to fully open views. Views are recorded, even if views are truncated of the existing site, as the proposed development may be visible in these views.

To indicate the degree of visibility of the Site from any location, three categories are used:

- Open View:**
An open, unobstructed and clear view of a significant proportion of the ground plane of the Site; or a clear view of much of the Site and its component elements in close proximity.
- Partial View:**
A view of part of the Site, a filtered or glimpsed view of the Site, or a distant view where the Site is perceived as a small part of the wider view;
- Truncated View:**
No view of the Site or the Site is difficult to perceive.

Following the field survey, a Photographic Viewpoint Plan will be prepared to illustrate the representative, specific and illustrative views into / towards and within the Site (if publicly accessible) and the degree of visibility of the Site noted. This Plan will be included in a Key Views document for agreement with the Local Planning Authority and any other statutory consultees as part of the consultation process. The visual assessment will include a series of annotated photographs, the location and extent of the Site within the view together with identifying the character and amenity of the view, alongside any specific elements or important component features such as landform, buildings or vegetation or detracting features which interrupt, filter or otherwise influence views. The photograph will also be annotated with the Value attributed to the receptor or group of receptors.

The photographs have been taken in line with the Landscape Institute's Technical Guidance Note 6/19 Visual Representation of Development Proposals (Landscape Institute, 2019), using a Full Frame Sensor Digital Single Lens Reflex Camera, within a 50mm Focal Length Lens.

The Landscape Institute's Technical Guidance Note 2/19 Residential Visual Amenity Assessment (Landscape Institute, 2019) has informed the approach to the assessment of residential visual amenity, within the scope of the LVIA.

By the end of this stage of the combined landscape and visual site study, it will be possible to advise, in landscape and visual terms, on any specific mitigation measures required in terms of the developments preferred siting, layout and design.

VALUE OF VISUAL RECEPTORS

Judgements on the value attached to the views experienced are based on the following criteria.

TABLE A1.2 – VALUE ATTACHED TO VIEWS

VALUE	CRITERIA
HIGH	Views from and to landscapes / viewpoints of national importance, or highly popular visitor attractions / scenic vantage points (not necessarily designated) where the view forms a significant role in the visual experience, and / or has nationally recognised cultural associations. This may include residential receptors in Listed Buildings where the primary elevation of the dwelling is orientated to take advantage of a particular view (for example across a Registered Park and Garden or National Park or National Landscape (formerly AONB)).
MEDIUM	Views from and to landscapes / viewpoints of regional / district / local importance or moderately popular visitor attractions / scenic vantage points (not necessarily designated) where the view forms part of the experience, and / or has local cultural associations. This may include residential receptors where the primary elevation of the dwelling is orientated to take advantage of a particular view.
LOW	Views from and to landscapes / viewpoints with no designation, not particularly important and with minimal or no cultural associations. This may include views from the rear elevation of residential properties.

A1.5 ASSESSMENT OF LANDSCAPE AND VISUAL SUSCEPTIBILITY AND MAGNITUDE

The assessment of landscape and visual effects is obtained through assessing susceptibility, combining this with the judgement on value, to form the sensitivity of receptors. Sensitivity is then linked with a judgement of magnitude of effect experienced to form the assessment of effect.

Susceptibility, sensitivity and magnitude of change are explained further within this section.

LANDSCAPE SUSCEPTIBILITY

The susceptibility of the landscape is a measure of its vulnerability to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Existing landscape capacity assessments may form a starting point for the refinement of the assessment of landscape susceptibility at the local and site level.

The overall susceptibility for each landscape receptor is categorised as High, Medium or Low as set out in Table A1.3.

Table A1.3 – Landscape Susceptibility Criteria

SUSCEPTIBILITY	CRITERIA
HIGH	The receptor has a well-defined composition with a direct relationship to adjacent key characteristics. The type of development proposed is likely to alter the overall integrity of the receptor and is very unlikely to be able to accommodate recommendations as set out in published guidelines.
MEDIUM	The receptor has a varied composition with some links to adjacent key characteristics. The type of development proposed may potentially alter the overall integrity of the receptor and could incorporate recommendations as set out in published guidelines.
LOW	The receptor has a disjointed composition with little - no links to adjacent key characteristics. The type of development proposed is unlikely to alter the overall integrity of the receptor and is capable of incorporating recommendations as set out in published guidelines.

LANDSCAPE SENSITIVITY

The assessment of landscape sensitivity is then combined through a judgement on the value attributed to that landscape receptor (at the baseline stage) and the susceptibility of the landscape receptor to the proposed change using the matrix as set out in Table A1.5.

VISUAL SUSCEPTIBILITY

The susceptibility of each visual receptor is a measure of their receptiveness to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Visual susceptibility considers; the extent to which the viewers attention is focused on the landscape; the extent to which the view contributes to the amenity experience; and the nature of the activity the viewer is involved in.

The overall susceptibility for each visual receptor is categorised as High, Medium or Low as set out in Table A1.4.

Table A1.4 – Visual Susceptibility Criteria

Susceptibility	Criteria
HIGH	People engaged in an activity and/or at a location where they are focused on the landscape; where the view contributes to the amenity experience; and where there is opportunity to appreciate the view.
MEDIUM	People engaged in an activity and/or at a location where they are not especially focused on the landscape; where the view contributes in part to the amenity experience; and where there is some opportunity to appreciate the view.
LOW	People engaged in an activity and/or at a location where they are not focused on the landscape; where the view does not contribute to the amenity experience; and where there is little - no opportunity to appreciate the view.

SENSITIVITY JUDGEMENTS

The assessment of landscape / visual sensitivity is then combined through a judgement on the value attributed to that receptor (at the baseline stage) and the susceptibility of the receptor to the proposed change using the criteria as set out in Table A1.3 and A1.4.

Table A1.5 below sets out the sensitivity matrix, with criteria set out as High, Medium and Low.

Table A1.5 - Landscape and Visual Sensitivity Matrix

		LANDSCAPE / VISUAL RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
LANDSCAPE / VISUAL VALUE	HIGH	HIGH	HIGH	MEDIUM
	MEDIUM	HIGH	MEDIUM	MEDIUM
	LOW	MEDIUM	MEDIUM	LOW

LANDSCAPE MAGNITUDE OF EFFECT

Scale

Factors contributing to the scale of the change to be experienced by the landscape receptor (as set out in Table A1.6) include the extent of the receptor that will be altered (with reference to their wider contribution to the landscape); the degree to which aesthetic or perceptual aspects will be altered; and the geographical area that will be directly and indirectly altered.

Table A1.6 - Landscape Scale Criteria

EXTENT	DESCRIPTION
SUBSTANTIAL	Likely be a whole scale change to the landscape receptor, which will result in change in the integrity of the receptor of a wide geographic area.
SIZEABLE	Likely be change to a high proportion of the landscape receptor, which will result in a noticeable change in the integrity of the receptor of an extended geographic area.
MODEST	Likely be change to a moderate proportion of the landscape receptor, which will be perceptible and have some effect on the integrity of the receptor within a localised geographic area.
COMPACT	Likely be change to a limited proportion of the landscape receptor, which will not be discernible or have no - limited effect on the integrity of the receptor within its immediate setting (very localised geographic area).

Duration and Reversibility

Factors contributing to the duration of the change to be experienced by the landscape receptor (as set out in Table A1.8) include whether the change is wholly reversible, permanent or temporary.

Table A1.7 - Landscape Duration and Reversibility Criteria

DURATION	DESCRIPTION
LONG	Likely to be of permanence with limited prospect of being reinstated and is deemed irreversible.
MEDIUM	Likely to be of permanence (between 10-25 years) and is potentially, or theoretically reversible.
SHORT	Likely to last for up to 10 years and is wholly or partially reversible / receptors can be reinstated.
VERY SHORT	Likely to be temporary (up to 2 years) and readily reinstated / reversed. Includes construction effects (unless these are for an extended period).

VISUAL MAGNITUDE OF EFFECT

Scale

Factors contributing to the scale of the change to be experienced by the visual receptor (as set out in Table A1.8) include the angle of view in relation to the main activity of the receptor; the distance of the viewer from the proposed development; the extent of the area over which the changes will be visible; and the degree of visual intrusion of the proposed development in the view.

Table A1.8 - Visual Scale Criteria

EXTENT	DESCRIPTION
SUBSTANTIAL	Likely be a distinct change in the composition of the view, close to the viewer and occupying a wide extent of the view.
SIZEABLE	Likely be a noticeable change in the composition of the view, which may be close to the viewer and / or occupying a sizeable extent of the view.
MODEST	Likely be a perceptible change in the composition of the view, which may be at some distance from the viewer, or nearby but only glimpsed and/or occupying a discrete extent of the view.
COMPACT	Likely be a barely perceptible change in the composition of the view, which is likely to be at a considerable distance from the viewer and only glimpsed and / or occupying a limited extent of the view.

Duration and Reversibility

Factors contributing to the duration of the change to be experienced by the visual receptor (as set out in Table A1.9) include whether the view is experienced in fixed or transient views; and the nature of transient views - being intermittent, glimpsed or continuous.

Table A1.9 - Visual Duration and Reversibility Criteria

DURATION	DESCRIPTION
LONG	Likely to be of permanence and visible for a continuous period.
MEDIUM	Likely to be of permanence and intermittently visible.
SHORT	Likely to be temporary and visible for a continuous period.
VERY SHORT	Likely to be temporary and intermittently visible.

MAGNITUDE OF EFFECT JUDGEMENTS

The assessment of size / scale / geographic extent plus duration and reversibility is then combined based on the matrix as set out in Table A1.10 below, with criteria set out as High, Medium, Small and Negligible.

Table A1.10 - Magnitude Matrix

		DURATION AND REVERSIBILITY			
		LONG	MEDIUM	SHORT	VERY SHORT
SCALE	SUBSTANTIAL	HIGH	HIGH / MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	SIZEABLE	HIGH / MEDIUM	MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	MODEST	MEDIUM	MEDIUM	LOW	NEGLIGIBLE
	COMPACT	LOW / NEGLIGIBLE	LOW / NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

A1.6 LEVEL OF EFFECTS

Sensitivity and magnificence of effect are considered alongside one another for each receptor, in line with Table A1.11 below, to draw conclusions on the significance of landscape and visual effects. Depending on the nature of the proposed development, the significance of effects may be considered at different stages of the project life cycle (e.g. during construction; at Year 1 of operation; at Year 15 of operation; and/or on decommission).

The assessment of significance is subject to professional judgement and is rated on a scale of Negligible through to Major. Table A1.12 sets out a starting point for the assessment, it is important that a balanced and well reasoned professional judgement of these two criteria is provided with an explanation.

Table A1.11 - Levels of Effects Matrix

		LANDSCAPE AND VISUAL RECEPTOR SENSITIVITY		
		HIGH	MEDIUM	LOW
MAGNITUDE	HIGH	MAJOR	MAJOR	MODERATE
	MEDIUM	MAJOR	MODERATE	MODERATE - MINOR
	LOW	MODERATE	MODERATE - MINOR	MINOR
	NEGLIGIBLE	MINOR	MINOR - NEGLIGIBLE	NEGLIGIBLE

The judgement of significance indicates how important the effect is likely to be from a landscape and visual perspective. For schemes subject to Environmental Impact Assessment, effects of Major or Moderate significance are deemed 'significant' as governed by the EIA Directive (2014/52/EU). These are highlighted in orange in Table A1.11 above.

Table A1.12 - Level of Effects Description

LEVEL OF EFFECT	DESCRIPTION
MAJOR	An effect that is likely to be very important from a landscape and visual perspective.
MODERATE	An effect that is potentially important from a landscape and visual perspective.
MINOR	An effect that is unlikely to be important from a landscape and visual perspective.
NEGLIGIBLE	An effect that has minimal importance from a landscape and visual perspective.
NO CHANGE	No effect and therefore of no importance from a landscape and visual perspective.

A1.6.1 NATURE OF EFFECTS

Effects are defined as beneficial, adverse, or neutral, as defined in Table A1.13. This consideration is termed the 'balance of effects', factoring in both the potentially beneficial and adverse aspects associated with a given change and its resultant effect. Where landscape effects are judged to be adverse, additional mitigation or compensatory measures are to be considered. The significant landscape effects remaining after mitigation are then to be summarised as the residual effects.

Effects will be described clearly and objectively, and the extent and duration of any negative / positive effects quantified, using four categories of effects, indicating a gradation from high to low.

Table A1.13 - Nature of Effect Criteria

LEVEL OF EFFECT	DESCRIPTION
BENEFICIAL	An effect that will on balance result in an improvement to the condition, integrity or key characteristics/composition of the landscape receptor or viewing experience.
ADVERSE	An effect that will on balance result in damage to the condition, integrity or key characteristics/composition of the landscape receptor or viewing experience.
NEUTRAL	An effect that will on balance maintain the condition, integrity or key characteristics / composition of the landscape receptor or viewing experience and may incorporate a combination of positive and negative aspects.

A1.7 EFFECTS DURING OPERATION

At the operational stage, the sources of landscape and visual effects may include:

- Details of service arrangements such as storage areas or infrastructure elements and utilities and haulage routes;
- Access arrangements and traffic movements;
- Lighting;
- Car parking;
- The noise and movement of vehicles in terms of perceived effects on tranquillity;
- Signage and boundary treatments;
- Outdoor activities that may be visible;
- The operational landscape, including landform, structure planting, green infrastructure and hard landscape features; and
- The areas in commercial operation for retail and restaurant uses;

A1.8 MITIGATION AND COMPENSATORY MEASURES

The purpose of mitigation is to avoid, reduce and where possible, remedy or offset, any significant (major to moderate) negative (adverse) effects on the landscape and visual receptors arising from the proposed development. Mitigation is thus not solely concerned with 'damage limitation', but may also consider measures that could compensate for unavoidable residual effects. Mitigation measures may be considered under three categories:

- Primary measures that intrinsically comprise part of the development design through an iterative process;
- Standard construction and operational management practices for avoiding and reducing environmental effects (tertiary mitigation); and
- Secondary (or residual) measures designed to specifically address the remaining effects after the primary and standard construction practices have been incorporated.

A1.9 RESIDUAL EFFECTS

The residual effects of the proposed development are to be assessed. Residual effects consider any additional mitigation measures required to address specific landscape and visual sensitivities in place over and above the primary mitigation measures proposed and those already included and designed in to the scheme. The process of assessing residual effects is the same as assessing the primary effects.

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