
CD.4.14

Land at HOME FARM

**Proof of Evidence of Richard Hammond - Landscape
and Visual Impact Assessment including Green Belt**

Application 22/03243/FULL1

PINS Ref: APP/G5180/W/24/3339919

For Mr and Mrs Selby

July, 2024

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1.0 WITNESS INFORMATION

- 1.1 My name is Richard Hammond and I am an Associate Landscape Architect with EDLA (formerly ETLA), specialising in Landscape and Visual Impact Assessments (LVIA), including Green Belt assessments due to the spatial and visual aspects of ‘openness’.
- 1.2 I hold a Post Graduate Diploma in Landscape Architecture. I am a Chartered Member of the Landscape Institute (CMLI) and a Practitioner of Environmental Management and Assessment (PIEMA). I have 20 years’ experience in LVIA, landscape design and environmental matters.
- 1.3 I have provided professional advice on LVIA’s and Green Belt assessments on a wide variety of developments throughout the UK, London and the London Borough of Bromley (LBoB). I have prepared numerous LVIAs for residential led schemes, ranging in scale between one and 3,000 dwellings, as well as schemes in the Green Belt, covering both residential, renewable and transport land uses.
- 1.4 I have provided LVIA and Green Belt expert witness advice at hearings, public inquiries and Development Consent Order examinations, where my assessment methodologies and findings have been accepted by Planning Inspectors.
- 1.5 In relation to this Public Inquiry, I was appointed in October 2020 to undertake a Landscape and Visual Appraisal to identify the landscape and visual opportunities and constraints of the Site as part of informing the early iterative design work. I then worked on the scheme during the iterative design process and undertook the planning application LVIA (**CD1.7**), with colleagues at EDLA undertaking the landscape design.

2.0 SCOPE OF EVIDENCE

- 2.1 My Proof of Evidence (PoE) addresses LVIA, landscape design and Green Belt aspects of Reasons for Refusal (RfR) 1, 2 and 3, which state:

“1. The proposal would result in a form of development which is inappropriate development in the Green Belt. The siting, scale and design of the proposal would also fail to preserve the openness of the Green Belt and would result in harm to the rural character of the locality. The other considerations put forward by the applicant would fail to clearly and demonstrably outweigh the harm by reason of its inappropriateness and other harm. Consequently, very special circumstances have not been demonstrated and the proposal is therefore contrary to the National Planning Policy Framework (2021), London Plan Policy G2, BLP Policies 37, 49 and 51.

2. The proposed alteration, demolition and extensions to the Bothy cottage, Bothy House and flat, by reason of their excessive size, scale and design would be out of scale and out of keeping with the original buildings. The proposal would also have an adverse impact on its setting and its significance as a group, failing to preserve or enhance the character and appearance of the locally

listed buildings and Chislehurst Conservation Area, contrary to the National Planning Policy Framework (2021), London Plan Policies D3 and HC1, BLP Policies 37, 49, 51 and 52.

3. The proposal alteration, demolition and extensions to No.1 to No.4 Polo Mews, by reason of its excessive size, scale and design would be out of scale and out of keeping with the original buildings.

The proposed demolition of No.3 and No.4 Polo Mews, alteration, demolition and extensions to No.1 to No.2 Polo Mews would have an adverse impact on its setting and significance of the locally listed buildings as a group, fail to preserve or enhance the character and appearance of the locally listed buildings and Chislehurst Conservation Area, contrary to the National Planning Policy Framework (2021), London Plan Policies D3 and HC1, BLP Policies 37, 49, 51 and 52.”

2.2 I address these RfR by:

- Chronologically setting out matters relevant to landscape and visual and Green Belt during the iterative design process and planning application;
- Setting out the key features of the landscape and visual context of the Site;
- Reviewing the relevant design aspects of the Proposed Development;
- Re-assessing the landscape and visual effects of the Proposed Development due to the implementation of the vineyard since the planning application;
- Responding to the RfR; and
- Addressing any matters raised by Third Parties.

2.3 Whilst I consider Heritage matters as part of my assessment on the sensitivity of the landscape and visual receptor's (people's views), as well as with references to the Supplementary Planning Guidance for the Chislehurst Conservation Area (**CD5.8**) which identifies local character areas, I do not undertake a heritage assessment. My PoE addresses the potential effects to the present day landscape and visual context of the Site.

2.4 My PoE should be read in combination with the evidence of:

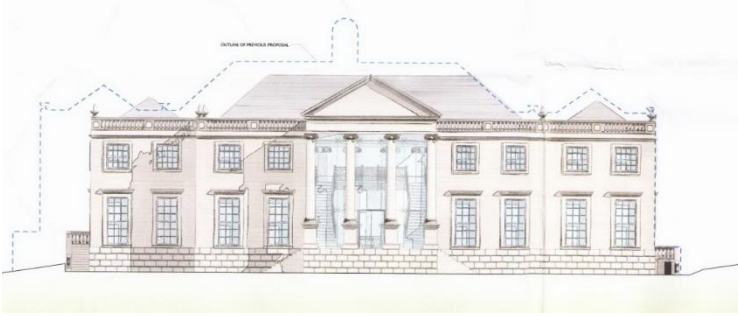
- Mr Selby – Statutory Declaration with a focus on the existing buildings;
- Mr Escott – Planning (**CD4.19**);
- Mr Richards – Architecture (**CD4.16**); and
- Dr Edis – Heritage (**CD4.15**).

2.5 I confirm that the evidence I have prepared for this Appeal is true and has been prepared and given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions.

3.0 PROCESSING OF THE APPLICATION

3.1 The following table chronologically sets out the relevant LVIA and Green Belt matters during the planning application.

Table 3-1: Processing of the Planning Application

Date	Comment / Ref	Relevant Matters
February 2012	DC/11/02960/FULL1	<p>Planning permission is granted for a five bedroom, Palladian style house at Stonebrook House, to the south of the Site and within the Green Belt.</p>  <p>The Delegated Report¹ notes that the existing buildings are of a utilitarian design and detract from the openness and visual amenities of the Green Belt. The greater height, mass and bulk of the proposal in comparison to the existing barn buildings would result in a degree of harm to the Green Belt, but this harm is outweighed by the benefits, such that there would be no actual harm to the openness of the Green Belt.</p>
September 2020	Planning Application 19/05265/Full1	<p>Permitted application for the reconfiguration of the existing 7 residential properties at the Site, including excavation works and landscaping.</p> <p>The Officer's Report (June 2020) (CD4.5) notes that the Site is within the urban and built up area of Bromley and that the lower ground floor area of Polo B would be below the surrounding ground level and would not on balance result in a harmful visual impact on the open character of the Green Belt.</p> <p>This extant permission is summarised in Mr Escott's PoE, paragraphs 3.10 onwards (CD4.19).</p>
October 2020	EDLA Landscape and Visual Appraisal (LVA) of the Site	The LVA undertook a review of the existing landscape and visual context of the Site to identify the landscape and visual opportunities and constraints of the Site, as part of the iterative design process.
April 2021	19/00550/OPDEV	Enforcement notice quashed for the erection of a barn in the north-west part of the Site.
March 2022	Presentation to Design South East Panel	The Proposed Development (as progressed at this time) was presented to the Design South East Panel. Whilst I did not attend, colleagues from EDLA presented landscape matters.
April 2022	Design South East Panel Report (CD4.3)	Following the presentation in March 2022, the Design South East Panel Report (CD4.3) comments included:

¹ London Borough of Bromley, <https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LSP89TBT0GG00>

Date	Comment / Ref	Relevant Matters
		<p>A. the renewal of the farmstead was welcomed, and that the landscape could be one which celebrates a pioneering sustainable viticultural business, maintains openness within the Green Belt and offers opportunities for learning and delight;</p> <p>B. The public's experience of the scheme requires further improvement; and</p> <p>C. With Vine House being largely subterranean, this is compliments rather than detracts from the green belt setting (para 4.6);</p> <p>I set out a response to the Design South East Panel Report (CD4.3) in the following section of my PoE.</p>
August 2022	Planning Application	The planning application included a Landscape and Visual Impact Assessment (CD1.7), Illustrative Masterplan (CD1.14) and Landscape Design and Access Statement (CD1.4)
August 2023	Committee Report (CD3.1)	<p>Matters raised included:</p> <p>A. The suggested visibility of Vine House from adjoining land, which would have an adverse spatial impact on openness (para 6.1.12);</p> <p>B. The excavation and engineering work to construct Vine House, resulting in suggested encroachment to the open and natural landscape on a permanent basis (para 6.1.13);</p> <p>C. Vine House being harmful to the openness of the green belt due to the roof alignment, rammed earth, siting, scale and design (para 6.1.14);</p> <p>D. The Proposed Development would be harmful to the setting, character and landscape of the site and area on a permanent basis (para 6.1.27, item 3);</p> <p>E. The visual impact of the Proposed Development would remain at the Site and the existing planting would not fully screen the Proposed Development (para 6.4.7); and</p> <p>F. The Proposed Development would introduce a greater variety and amount of planting within the Site; however, there is no information on the UGF (para 6.8.6).</p> <p>I return to these matters in my response to the RfR; however I note that the LPA did not undertake a Landscape and Visual Impact Assessment to inform the Committee Report, nor have they done so in respect of their Statement of Case (SoC) (CD5.2).</p>
May 2024	LBoB Statement of Case (SoC) (CD5.2)	<p>The LBoB SoC sets out their main issues, which include:</p> <ol style="list-style-type: none"> Whether the development is inappropriate in the Green Belt; The impact of the Development on the openness and the visual amenity of the Green Belt; The nine very special circumstances, which include the design and architecture of the proposed dwelling, the proposed landscape, biodiversity net gain and improvements to a public footpath; and The effect of the proposal on the character and appearance on the wider Chislehurst Conservation Area. <p>I return to the above in my response to the RfR.</p>
June 2024	Removal of RfR 5	Further to receipt of information on Biodiversity Net Gain (+15.25% biodiversity net gain in habitat units and a +46.85% biodiversity gain in hedgerows units) and the Urban Greening Factor (UGF), (score of 0.67 and therefore positively in excess of the 0.3 and 0.4 targets), these are no longer main issues for the LPA and removed from the RfR, as set out on

Date	Comment / Ref	Relevant Matters
		the Post Case Management Conference Note (CD6.2) and confirmed in the Statement of Common Ground (SoCG) (CD6.3).

4.0 LANDSCAPE AND VISUAL CONTEXT

4.1 The planning application LVIA (**CD1.7**) sets out the existing landscape and visual context of the Site as of 2021 / 2022. For ease of reference, the following section is a summary of this context with updates where relevant, given the implementation of the vineyard, as demonstrated by the following aerial photograph of the Site.



Image 4-1: Aerial view of the Site illustrating the vineyard in the central and eastern parts of the Site (centre and right of image) as well as the high degree of physical and visual enclosure from the established woodland bordering the Site. The existing buildings are on the left of the image.

LANDSCAPE

4.2 With reference to **RH Figure 1 (Appendix I)** and the above image, the Site ('the red line boundary') remains a broadly rectangular area of land, situated at the northern end of Kemnal Road, Chislehurst. The Site remains bordered by:

- Public Right of Way (PRoW) (footpath) FP034² (**CD5.6**), mature woodland (Ashen Grove and Beaver's Wood) and the grounds of Kemnal Park Cemetery and Memorial Gardens to the north;
- Mature woodland (including Beaver's Wood and Partridge Shaw), Nuffield Health fitness and wellbeing centre and Chislehurst Cemetery to the east,
- Stonebrook House (including extant permission for a 5 bedroom property as set out in Table 3-1), playing fields and Chislehurst School for Girls to the south; and
- Foxbury Manor (Grade II) and woodland extending to Kemnal Road to the west.

4.3 With reference to **RH Figure 2 (Appendix I)** the vineyard has not altered the pattern of landform across the Site, which remains undulating, rising from Kemnal Park Road in the west, across the internal

² London Borough of Bromley, <https://www.bromley.gov.uk/homepage/132/public-rights-of-way-in-bromley>

driveway, before falling towards the existing pond and properties, to then form a tract of gently undulating landform across the vineyard. The Site is in a low-lying topographic position relative to the wider landscape and physically enclosed by a combination a mature woodland, large scale residential (both contemporary and historic), leisure and funerary land uses.

- 4.4 With reference to the following extract of the Design and Access Statement (DAS) (**CD1.5**), the arrangement of existing buildings across the Site remains as per the 2021/2022 baseline, with the residential buildings concentrated in the south-west part of the Site.



*Image 4-2: Extract of the DAS (**CD1.5**) illustrating the existing buildings within the Site.*

- 4.5 The Bothy (Bothy Cottage and Bothy House) form the western part of the arrangement of properties, with the internal driveway extending around The Bothy to border nos. 1 and 2 Polow Mews, located to the south of The Bothy. The Bothy consists of buildings which are two storeys in height, rectangular in form, with single side storey extensions and an asymmetrical arrangement of windows, which extend into the upper part of the roof. The Bothy is rendered cream, with a grey slate roof and there is a detached single storey garage to the north-west of The Bothy.
- 4.6 Nos.1 and 2 Polo Mews are aligned parallel to The Bothy, consisting of a symmetrical two storey arrangement of windows and dormers, offset from a central arch and clocktower, with the façade consisting of brick and cream render and a grey tiled roof. They are separated from No.3 and 4 Polo Mews by a small rectangular courtyard, with nos.3 and 4 Polo Mews two storeys in height and with a similar brick and ream rendered façade. There is a clock tower atop of the building.

- 4.7 Greenacres is the largest of the existing buildings, being two storeys in height and predominantly linear in form until the eastern part of the building, where there is a northern extension.
- 4.8 With reference to Dr Edis' PoE (**CD4.15**), The Bothy and Polo Mews are locally listed, along with part of Greenacres. Dr Edis notes that these buildings have been converted and substantially reworked, such that there is little intrinsic interest in the buildings themselves.
- 4.9 To the east of Greenacres is a detached garage, office and apartment building, which is two storeys in height on the northern side, reducing to a single storey extension on the southern side. Cherry Tree Cottage forms the eastern part of the layout, and is a detached two storey building with a brick and cream rendered façade.
- 4.10 The external areas around the building remain as per the 2021/2022 baseline, with a large courtyard to the north of Greenacres, and garden to the south of the building, consisting of a lawn, tall evergreen hedge, mature plants and a tennis court. The internal driveway is bordered by a number of trees, extending from the pond, in the north-west part of the Site, to between Greenacres and Cherry Tree Cottage.
- 4.11 The overall perception of the buildings is more of a single massing of two storey residential land uses, such that there is a limited degree of articulation and coherency to the layout and a sense of the individuality of the buildings. The perception of the clock tower as a focal point is reduced by the scale of Greenacres and the variety of fenestration across the buildings. The buildings are disconnected from their setting and agricultural context by the combined extent of hard-standing (car-parking), varied internal road networks and a limited landscape structure.
- 4.12 With reference **RH Figure 1 (Appendix I)** and the London Borough of Bromley's Protected Tree Map³, three trees adjacent to Bothy Cottage (22nd February, 2008) and one tree to the west of Cherry Tree Cottage (26th April, 2005) are subject to tree preservation orders (TPO); notwithstanding the Site is within a Conservation Area.
- 4.13 The central and eastern parts of the Site consist of the vineyard. Like in 2021/2022 a hedgerow remains adjacent to part of PRoW (footpath) FP042 (**CD5.6**), to divided the vineyard. However, in comparison to the previous LVIA assessment (**CD1.7**), this hedgerow is now taller in height and bordered by a palisade fence on the western side.
- 4.14 There are no updates to any of the published landscape character assessments and related studies covering the Site since the planning application.

³ London Borough of Bromley, Protected Tree Map, on-line,
<https://www.bromley.gov.uk/homepage/117/protected-trees-map>

- 4.15 As per the planning application LVIA (**CD1.7**), the existing buildings are considered able to accommodate change more readily in comparison to the fields, due to being areas of existing built form.

VISUAL

- 4.16 Fieldwork has been undertaken in January 2024 to review the baseline, given the implementation of the vineyard and the potential for changes in the surrounding vegetation patterns.
- 4.17 From the fieldwork and as per the planning application LVIA (**CD1.7**), the visibility of the Site remains very limited and localised due to the density of woodland around the boundaries of the Site.
- 4.18 With reference to **RH Figure 3 (Appendix I)** and the following photograph extracts, there are a very limited number of locations from which there are views of the Site and therefore potential views of the Proposed Development.
- 4.19 From along PRoW (footpath) FP042 (**CD5.6**), when entering the Site from the east, as demonstrated by the following photograph, the Site is visible.



Image 4-3: View from PRoW (footpath) FP042 looking west across the eastern part of the Site.

- 4.20 Compared to planning application LVIA (**CD1.7**), the composition of this view now includes the trellis structures across the vineyard, consisting of a series of horizontal wires connected to an angled post at the end of the vineyard rows. These are visible across the foreground of the view and extending to the west of the hedgerow, in the middle ground of the view. The palisade gates adjacent to the hedgerow dividing the vineyard are also visible.
- 4.21 Like in 2021/2022, views extend to part of the field on the opposite side of the hedgerow, along with parts of Cherry Tree Cottage, Greenacres and the barn, such that the composition of the view already includes residential buildings and structures bordering the fields.
- 4.22 When walking westwards along PRoW (footpath) FP042 (**CD5.6**), the extent of views across the remainder of the Site become increasingly truncated by the height of the hedgerow dividing the vineyard.
- 4.23 Similarly, when walking northwards on PRoW (footpath) FP042 (**CD5.6**), adjacent to the hedgerow, the taller height of the vegetation in comparison to the 2021/2022 assessment screens views of the field to the west in winter conditions (i.e. when deciduous vegetation is not in leaf). In combination with

the orientation of the view from the PRoW being northwards when walking along the route, the focus of views for recreational users is not to the west, but is to the mature woodlands to the north of the Site and the vineyard to the east, as demonstrated by the following photograph.



Image 4-4: View along PRoW (footpath) FP042, looking northwards, demonstrating the height of the hedgerow adjacent to the route, which in combination with the orientation of the view being northwards, screens views towards the western part of the Site.

- 4.24 When walking in the opposite direction (southwards) along PRoW (footpath) FP042 (**CD5.6**), views are similarly screened of the field to the west by the hedgerow and to a far greater degree than at the time of the planning application LVIA (**CD1.7**) due to the increased height of the hedgerow. The exception is where the hedge is lower in height at the northern end of the palisade fencing, in proximity to the junction with PRoW (footpath) FP034 (**CD5.6**) as demonstrated by the following photograph. However, views remain largely filtered by the palisade fencing and truncated by the slightly rising landform and vineyard trellises beyond, with existing buildings already visible.



Image 4-5: View from PRoW (footpath) FP042 when walking southwards.

- 4.25 From PRoW (footpath) FP034 (**CD5.6**), along the northern boundary of the Site, the height of intervening fencing and vegetation truncates any longer distance views across the Site, as demonstrated by the following image.

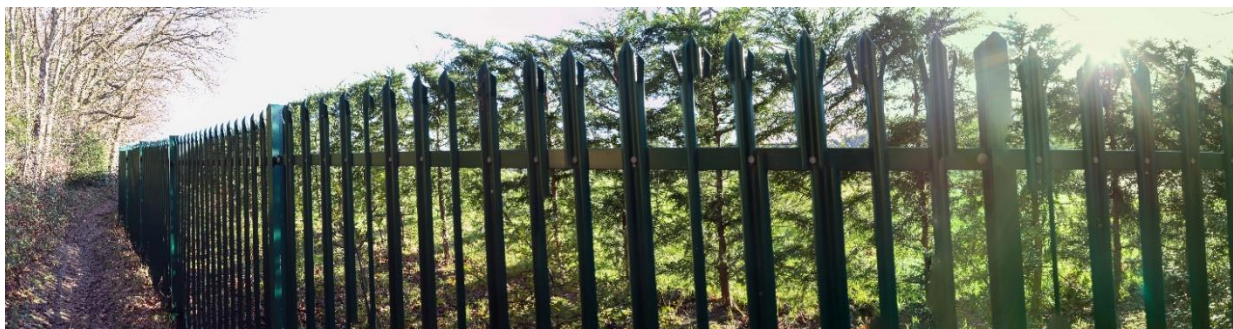


Image 4-6: View from PRow (footpath) FP034 looking south-east

- 4.26 In summary, the Site remains not visible from locations in the wider area due to the low lying position of the Site and the density of the intervening vegetation, even in winter. From PRow (footpath) FP042, which crosses the eastern part of the Site, the visibility across the central and western parts of the Site is substantially reduced in comparison to the 2021/2022 planning application LVA (**CD1.7**), due to the vineyard trellises and the taller height of the hedgerow which divides the vineyard. Within these views, there is already a residential context to the vineyard due to the visibility of the existing buildings at the Site.

5.0 THE GREEN BELT

- 5.1 With reference to **RH Figure 1 (Appendix I)**, there has been no update to the Green Belt boundary since the planning application LIVA (**CD1.7**), nor are there any published Green Belt assessments.

National Planning Policy Framework, 2023

- 5.2 NPPF paragraph 142 (**CD9.11**) sets out that:

“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.”

- 5.3 NPPF paragraph 143 (**CD9.11**) then sets out the following five purposes of the Green Belt:

- *“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.”*

- 5.4 NPPF paragraph 150 (**CD9.11**) states:

“Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.”

5.5 NPPF paragraph 152 (**CD9.11**) states:

“In appropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”

5.6 NPPF paragraph 153 (**CD9.11**) states:

“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.”

5.7 NPPF paragraph 154 (**CD9.11**) includes *“a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.”*

5.8 NPPF paragraph 156 (**CD9.11**) states:

“When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.”

National Planning Practice Guidance (NPPG) Green Belt, 2023⁴

5.9 NPPG Green Belt paragraph 001 (**CD9.12**) states:

- *“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.”*

5.10 Whilst PPG Green Belt paragraph 003 (**CD9.12**) relates to land being removed from the Green Belt, it sets out compensatory improvements to the Green Belt, which I consider to be relevant to any Green Belt land, as they relate to improving environmental quality. These stated measures are:

- *“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*

⁴ Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government, <https://www.gov.uk/guidance/green-belt>

- *improved access to new, enhanced or existing recreational and playing field provision.”*

Green Belt Baseline

- 5.11 In assessing the potential impact to the openness of the Green Belt, my starting point is an analysis of the existing spatial and visual characteristics of the Site ('red line boundary'), in relation to the purposes of NPPF paragraph 143 (**CD9.11**).
- 5.12 This is because I consider that land within the Green Belt can vary in terms of 'openness' and its contribution to the purposes of NPPF paragraph 143 (**CD9.11**), and that if Green Belt land makes a 'weaker' contribution to the purposes and function of the Green Belt, then it may be more able to accommodate change and development is less likely to result in harm.
- 5.13 This ability for areas of land within the Green Belt to make a varied contribution to openness and the NPPF purposes is demonstrated via Green Belt reviews, which often remove land from the Green Belt or alter Green Belt boundaries.
- 5.14 The following table sets out my assessment of the Site's contribution of the Site to the NPPF Green Belt purposes, based upon the planning application LVIA methodology (**CD1.7**), accounting for the vineyard. I do not assess the purpose (e), as should the Appeal be allowed, it would not prejudice derelict or other urban land being brought forward for urban regeneration.

Table 5-1: Green Belt Assessment of the Site ('the red line')

NPPF Green Belt Purpose	Site Assessment	Site Contribution
A. To check the unrestricted sprawl of large built-up areas.	The Site is part of a localised area of residential development adjacent to Kemnal Road, fields and a vineyard. The Site is physically and visually enclosed and contained from the wider Green Belt by a variety of land uses and features, including woodland and other residential buildings, such that the Site does not check the unrestricted sprawl of a large-built up area and makes no contribution to this Green Belt purpose.	None
B. To prevent neighbouring town mering into one another.	The Site is not adjacent to a town and as per the above purpose (a), the Site is enclosed by other land uses, such that the Site does not contribute to preventing neighbouring towns from merging and makes no contribution to this Green Belt purpose.	None
C. To assist in safeguarding the countryside from encroachment.	The Site contains existing buildings, fields and a vineyard, such that as a whole, the Site is not inherently open due to the existing buildings. The fields and proposed location for Vine House is open in character, and whilst the vineyard includes fencing, trellising, signage and fencing (i.e. structures), these are acceptable in Green Belt terms due to the vineyard use. There is a perceived rurality via the fields, vineyard and barn (in the north-west part of the Site), but	Limited

NPPF Green Belt Purpose	Site Assessment	Site Contribution
	<p>this is reduced by the evident residential context within the Site. I note the Officer's Report (CD4.5) for the alterations to the existing buildings in 2020 notes that the Site is within the urban and built up area of Bromley, not countryside.</p> <p>The Site is also not contiguous with the wider countryside due to the surrounding land uses.</p> <p>Therefore, the combination of the varied openness across the Site, with influence of the existing residential character and that the Site is not contiguous within the wider countryside results in the Site making a limited contribution to the purpose (c).</p>	
D. To preserve the setting and special character of historic towns.	Whilst the Site is within a Conservation Area, the Site is neither within, nor adjacent to, a historic town and therefore does not contribute to this purpose.	None

5.15 From the above table, the Site is assessed as making a contribution to only NPPF Green Belt purpose (c). This is due to the rural character of vineyard, fields and perceived rurality at the Site; but this contribution is limited due to the existing residential land uses at the Site and that the Site is an area of land which is not contiguous with the wider countryside.

5.16 The Site does not contribute to any of the remaining NPPF Green Belt purposes, as whilst the Site is in a Conservation Area, the Site is not located in proximity to a historic town, nor a neighbouring town and the mature woodland and surrounding land uses negate the Site checking the unrestricted sprawl of a large built up area.

5.17 I therefore suggest, that as the Site makes a limited contribution to only one of the NPPF Green Belt purposes, the Site is more able to accommodate change in principle, in comparison to a part of the Green Belt which contributes more strongly to the NPPF Green Belt purposes.

6.0 THE PROPOSED DEVELOPMENT AND RESPONSE TO THE DESIGN SOUTH-EAST REVIEW

- 6.1 The following section sets out the relevant design matters of the Proposed Development in respect of landscape and visual matters and response to the Design South-East Review. The main design and architectural matters set out in Mr. Richards' PoE (**CD4.16**).
- 6.2 The Proposed Development has been designed holistically, such that whilst there are three parts to the Proposed Development (the vineyard/landscaping, Vine House and the existing buildings), they are one design, of a vineyard estate, which is inherently a landscape of both vines (crop) and buildings.

THE VINEYARD AND LANDSCAPING

Concept Design

- 6.3 With reference to the Landscape and Design and Access Statement (**CD1.4**), the aim of the landscape design is to create one space with unifies the design proposals within the surrounding landscape and provides a valuable amenity location for local people, as well as generating ecological benefits to support biodiversity.
- 6.4 The concept for the landscape design was based around nine landscape character areas within the Site, as per the following image. These character areas would provide an experience of 'transition' from entering the Site via an area of meadow parklands (yellow hatch), through to formal gardens around Greenacres (green hatch) through to the orchards in the south-east part of the Site (light green hatch). These spaces are connected physically and visually via existing vegetation structure of woodlands and hedgerows (orange arrows).



Image 6-1: Landscape Concept of Landscape Character Areas

6.5 The following table sets out the design aims of the nine landscape character areas.

Table 6-1: Design Intent of the Landscape Character Areas

Landscape Character Area	Design Intent
1- Meadow Parklands	To provide an attractive entrance approach and enables long views across the Site, framed in part by the tree planting and existing woodland. Naturalistic planting to provide a high degree of colour within views and increase the scenic quality in comparison to the field around the pond and opportunities for biodiversity. The design includes for re-aligning the existing driveway to provide a more formal approach to the existing buildings and improve the sense of arrival to a vineyard estate.
2 – Transition to Green Acres	Formal design via symmetrical planting areas, denoting the frontage of the buildings when viewed from the meadow parklands and the approach road.
3 – Green Acres formal garden	The external design includes for the removal of existing hardstanding and new formal parterre-style gardens, which create a transition between the formal house and wider meadows. Tree planting also frames views towards the buildings.
4 – Woodland Spine	Retain and enhance the key existing vegetation structure within the Site, to provide a formal approach to Vine House as well as a demarcation between the vineyard and existing residential land uses.
5 - Hedgerows	The existing hedgerow is retained and enhanced with new planting and managed to a taller height, so as to screen views from the adjacent PRoW (footpath) FP042. The retention of the hedgerow enables the existing field boundaries to be retained along with the landscape pattern and wayfinding adjacent to the PRoW.
6 – Vineyards (implemented)	The vines are aligned on a north to south axis, across the undulating landform within the Site. Wildflowers are located across the vineyard, with grassland margins forming the transition between the vineyard and the wider landscape.
7 – Wider Site	Enhancement through new planting and a positive management regime to soft landscape.
8 – Private Orchard	Increased vegetation cover via orchards which provide a formal setting to Vine House and reinforce the cultivation and fruit growing context to the property, in combination with the vineyard. The orchard also provides opportunities to increase biodiversity and replace a land cover under threat, via an 81% decline in traditional orchards in England and Wales according to the National Trust ⁵ (Appendix II). A new pond is also located within the orchards as part of managing the surface water from Vine House.
9 – Community Orchard	The community orchard include a new public picnic and pick-your-own fruit area in the south-east part of the Site. The picnic area is accessed from PRoW (footpath) FP042. Paragraph 3.2 of the South-east Design Panel (CD4.3) notes <i>"the inclusion of a picnic area, on the public right of way for community use, is welcomed."</i> Like the private orchard, the new orchard provides opportunities for increase biodiversity and landscape structure, as well as educational value, via linking cultivation and growing of fruit with the vines and the associated agricultural activity of food production.

Response to the South-east Design Panel Review

6.6 The South-east Design Panel Review (**CD4.3**) summary noted of the Proposed Development that:

⁵ National Trust, <https://www.nationaltrust.org.uk/our-cause/nature-climate/nature-conservation/how-were-bringing-blossom-back>

“This could become a landscape that, whilst maintaining openness within the Green Belt, celebrates a pioneering sustainable viticultural business and offers opportunities for learning and delight.”

- 6.7 In respect of the above landscape concept for landscape character areas within the Site, paragraph 3.3 of Design Report (CD4.3) includes:

“We endorse the landscape approach described: a transition from a naturalistic setting to a more formal immediate setting for the buildings.”

- 6.8 The following table sets out the Design Report (CD4.3) landscape matters and how these were addressed in the illustrative masterplan.

Table 6-2: Landscape Response to the Design South-East Review (CD4.3)

Para	Review Matter Raised	Response
3.1	The site has limited biodiversity at present and therefore presents an opportunity for significant biodiversity net gain (beyond minimum requirements). The pond could be maximised as an environmental resource and habitat. We encourage the incorporation of wildflowers in the vineyards to increase the biodiversity interest in this part of the site. Nectar rich biodiversity should also be included in the planting hierarchy.	The existing pond has been retained and is proposed to be bordered by meadow grassland, such that in combination with the range of proposed planting, the Site would provide a significant biodiversity net gain. As set out in Table 3-1, the landscape design has been assessed as resulting in a +15.25% biodiversity net gain in habitat units and a +46.85% biodiversity gain in hedgerows units. The Urban Greening Factor (UGF) score of 0.67 and is positively in excess of the 0.3 and 0.4 targets stated in the London Plan. The wildflowers within the vineyard were retained in the illustrative masterplan and with reference to the Landscape Design and Access Statement, nectar rich plants include via ornamental areas, wildflowers and orchards.
3.2	The Landscape and Visual Impact Assessment (LVIA) should guide the design more robustly, with further consideration give the public views from the public right of way. Photomontages should be included within the LVIA. The inclusion of a picnic area, on the public right of way for community use, is welcomed.	The concept design was guided by the Landscape and Visual Appraisal (LVA), as set out in Table 3-1. Following the Design Review Panel, the Landscape and Visual Appraisal concluded to inform the design, along with the initial assessments of the likely landscape and visual effects. The final assessment of landscape and visual effects became the submitted LVIA, which included the visualisations from the Design and Access Statement. The picnic area was retained in the final layout.
3.3	We welcome the desire to improve the landscape by reducing impermeable hardstanding and simplifying the extensive vehicle routes. We endorse the landscape approach described: a transition from a naturalistic setting to a more formal immediate setting for the buildings. This transition must be carefully managed, and consideration given to how the new and existing accommodation will be framed by planting.	The extent of existing hardstanding is reduced by 1,134sqm, as set out on page 23 of the DAS (CD 1.5) in the masterplan, via simplifying the approach routes to the existing buildings and to Vine House. The landscape approach of a transition from a naturalistic setting to a more formal setting is retained, via the proposed hedges and formal lawns as part of the parterre garden. This formal arrangement to the planting and new hedgerows delineating the division between the existing buildings creates the intent of the existing buildings being framed by planting.

Para	Review Matter Raised	Response
3.4	The parking strategy should clarify exactly where parking is located and how spaces serve the buildings. While keeping car parking to a minimum, sufficient spaces should be provided to avoid hardscape spreading in the future. The repurposing of the existing tennis court could be explored, it might be a sensible and acceptable place for car-parking.	The parking has been designed to a minimum and consolidated to the respective buildings. The extent of hardstanding has been reduced to avoid any perceived 'spreading' and like the buildings, the car-parking is situated within a new landscape framework. The tennis court has been retained and was considered too distant from the respective properties to be used for car-parking.
3.5	The proposed woodland is a good idea, but we understand it might overshadow the vineyards. The design team should clarify the conditions and ensure the viability of the viticulture enterprise is not compromised, as this could impact the subdivision of the site.	The viticulture strategy is set out on page 19 of the DAS (CD1.5) and from the review of the proposed landscape design the viticulture enterprise would not be compromised, as evidenced by the implementation of the vineyard.
3.6	The northern boundary bordering the public footpath and woodland burial site deserves a better treatment than the existing industrial fencing and conifers. We would encourage their replacement with more sympathetic enclosure and planting.	The existing boundary treatment is retained due to practicable security requirements of the vineyard.
3.7	The treatment and locations of existing and future private gardens and how they relate to the generally open setting should be clarified in the masterplan.	With reference of the following extract of the Illustrative Landscape Masterplan (CD1.14), the locations and treatments for the private gardens are clearly defined.

Illustrative Landscape Masterplan

- 6.9 With reference to the following extract of the Illustrative Landscape Masterplan (**CD1.14**), the concept design has translated into a landscape design through the use of a variety of character areas to create a well-designed place which improves the sense of arrival, the relationship between the external spaces and architecture, as well as increasing the vegetation cover and diversity across the Site and retaining the positive comments from the Design South-east Review Panel (**CD4.3**).
- 6.10 With reference to the Landscape and Design and Access Statement (**CD1.4**), a range of plants are proposed across the varying character areas, to create a sense of transition between the more formal entrances and the more naturalistic areas of wildflowers.
- 6.11 The quality of the landscape design is noted in paragraph 6.17 of LPA's SoC (**CD5.2**), which states "*the appeal proposal would serve to maintain current landscape features*", along with "*the provision of an attractive landscape setting around new development.*"

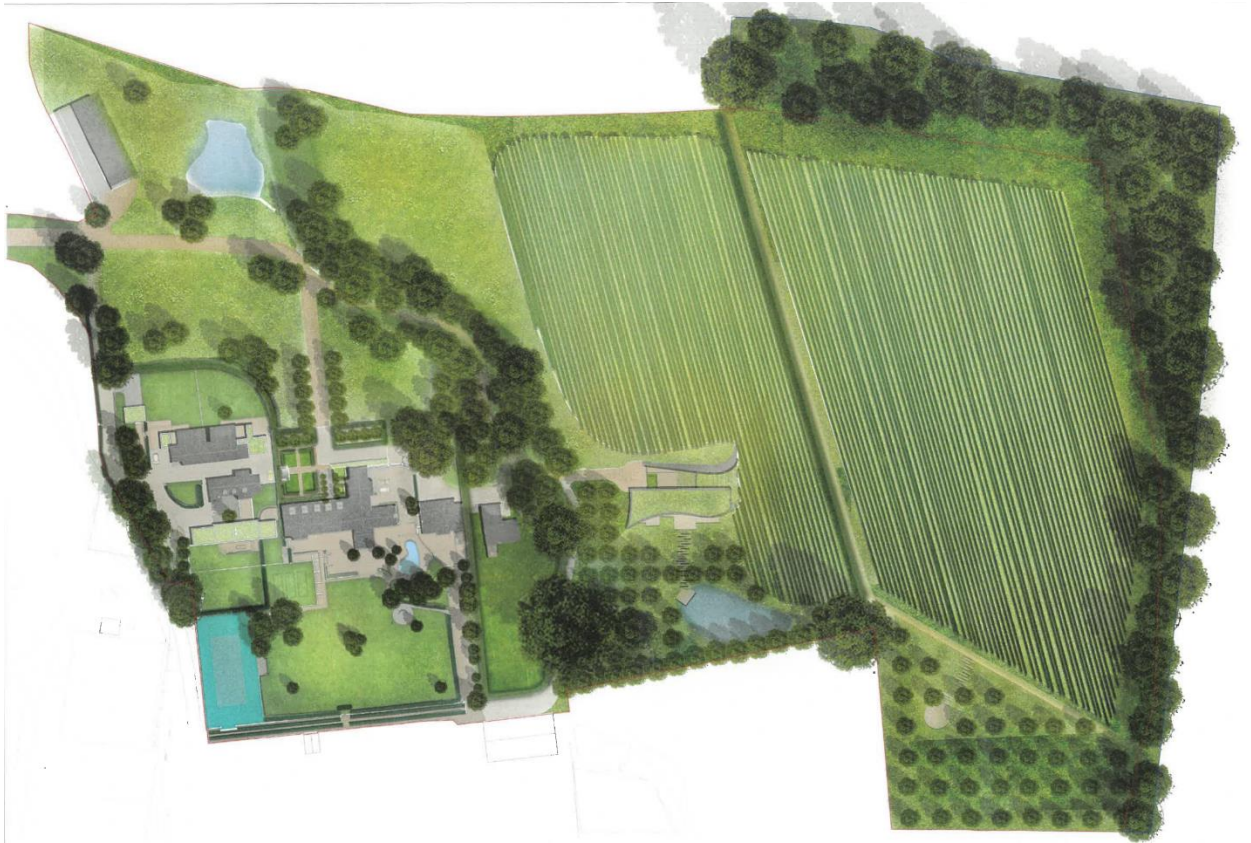



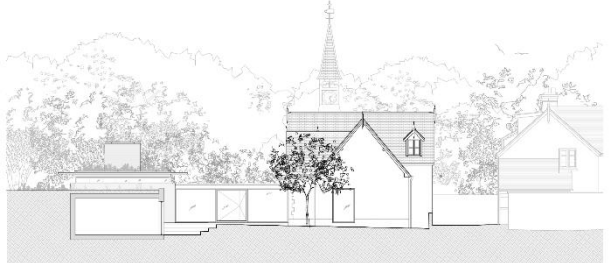


Image 6-2: Extract of the Illustrative Landscape Masterplan (CD1.14), with the re-arrangement to the existing buildings in the western part of the Site (left of image) and the sinuous green roof profile of Vine House in the centre of the image, bordered by the vineyards and new orchards. The community orchard and picnic area is in the south-east part of the Site (right of image).

THE EXISTING BUILDINGS

- 6.12 The following table summarises the Proposed Development in respect of the existing buildings, which would be set within the landscape design.

Table 6-3: Summary of proposed alterations to the existing buildings

Existing Building	Proposal	Architectural Drawing Extracts
Greenacres (CD1.37)	Removal of existing late addition to façade and two new ground floor windows.	
The Bothy (Bothy Cottage, Bothy House and Bothy Flat) (CD1.24, 1.25, 1.30 and 1.31)	Increase in existing units, partial demolition and two storey rear extension. The proposed extension would consist of four gable ends, at the same height as the existing roof line.	
Polo Mews (no.1 and no.2) (CD1.26, 1.27, 1.32 and 1.33)	Partial demolition of Polo mews no.2 and detachment from Greenacres. The clock tower in Polo Mews no.1 and 2 would be retained. No.1 and no.2 Polo Mews merged into a 4 bedroom house.	
Polo Mews (no.3 and no.4) (CD1.26 and 1.27, 1.32 and 1.33)	No.3 and no.4 demolished and replaced by a single storey flat and green roof building, with glazed link to no.1 and no.2 Polo Mews. External courtyard and terrace, along with a row of solar panels in rear garden.	

- 6.13 With reference to the above table, page 41 of the DAS (**CD1.5**) demonstrates that the Proposed Development would result in less square meterage than the 2020 September consented application for the reconfiguration of the existing 7 residential properties. With reference to Mr Escott's PoE (**CD 4.19**) paragraph 3.37, this is via a 29% reduction in the floor area at Polo Mews, balanced against the 12% increase in the floor area of The Bothy.
- 6.14 The Proposed Development would also reduce the amount of existing hardstanding by 1,134sqm, as set out on page 23 of the DAS (**CD1.5**). This is via the reconfiguration of the internal road layouts into a simpler and more formal approach to the existing buildings and Vine House.

VINE HOUSE

- 6.15 'Vine House' is the proposed part subterranean dwelling, approximately 41m east of Cherry Tree Cottage and set within the south-west part of the vineyard, as demonstrated by the below extract of the DAS (**CD1.5**).



*Image 6-3: Extract of the DAS (**CD1.5**) illustrating Vine House set within the vineyard and its green roofs.*

- 6.16 With Vine House situated on an east to west orientation in the southern part of the Site, it would reflect the alignment of Cherry Tree Cottage and Greenacres, also along the southern part of the Site.
- 6.17 Vine House is a single height building, centred around a courtyard, and consisting of two broadly rectangular buildings with a central connection, with the floor level 2.1m below ground level. The

external walls of the proposed building would be rammed earth, thereby being earth colour tones and further integrating the building into the landscape.

6.18 Green roofs are atop of both buildings, up to 2.4m in height, with meadow grassland, so as to enable the roofscape to merge with the grassland around the edges of the property and which form the transition to the vineyard. The roof profile is curved, so as to reflect the undulating landform and reduce the perception of a harsh transition between the building footprint and surrounding landscape.

6.19 Paragraph 4.6 of the South East Design Panel report (**CD4.3**) states of Vine House that:

“it is noted that being largely subterranean, this is a particularly appropriate architectural typology that compliments rather than detracts from the green belt setting, as part of an existing estate setting with a range of aggregated dwelling forms.”

6.20 I noted at the start of this chapter, that as a vineyard, the landscape is about both the vines and buildings. This is because the perception of a vineyard is one where a building is ‘central’ to the idea of a vineyard, either as a main building (i.e. a chateau), or buildings where the grapes are pressed and stored to ferment as wine.

6.21 I say this because paragraph 2.2 of the Guidelines for Landscape and Visual Impact Assessment, Third Edition (**Appendix II**), sets out that the European Landscape Convention definition of landscape is *“an area, as perceived by people, whose character is the result of the action and interaction of natural and /or human factors.”*

6.22 It is therefore entirely appropriate that for those walking through the vineyard, along PRoW (footpath) FP42, that the perception of the formal arrangement of the vines is linked to the association of buildings.

6.23 Vine House gives it name to the viticultural land use, but rather than copy a traditional approach of a prominent building (e.g. a chateau) within the landscape, Vine House is a contemporary interpretation of a ‘main house’, designed not to be prominent, taking account of both its Green Belt location and sustainability.

6.24 These perceived links between the growing of grapes as a ‘natural process’ and resulting high quality product in wine, are encompassed by the sustainable design and quality of Vine House. These matters are also reinforced by the educational value provided by the signage at the Site and the opportunity for people to learn and experience this interaction with growing grapes and fruit via the picnic area and community orchard.

7.0 LANDSCAPE AND VISUAL RE-ASSESSMENT

- 7.1 Given the current context of the vineyard and taller vegetation within the Site in comparison to the planning application LVIA (**CD1.7**), I have re-assessed the likely landscape and visual effects of the Proposed Development. This re-assessment uses the same planning application LVIA methodology (**CD1.7**) and landscape and visual receptors. Similarly, the assessment timeframe is the same, covering year 1 winter, when new planting is low in height and not in leaf and at year 15, when the new planting is taller in height and in leaf.

Landscape Effects

- 7.2 In respect of effects to Natural England National Character Area 113: North Kent Plain (NCA 113), which covers the Site and surrounding area, the Proposed Development would be too small in scale to alter the character of NCA 113. The Proposed Development would respond positively to the relevant Statements of Environmental Opportunity, via the improved opportunities for biodiversity. Therefore, there would be no change and no effect to NCA 113 at either year 1 or year 15. I also note from paragraph 4.1 of the Committee Report (**CD3.1**) that Natural England state the Proposed Development will not have significant adverse impacts on the landscape.
- 7.3 In respect of the local character, this is covered by the geographic extent of Chislehurst Conservation Area sub-unit 15: Kemnal Manor, Foxbury and Surrounds (**CD5.8**). The landscape design and high quality architecture of the Proposed Development are assessed as a beneficial change to the landscape character within the Site, which is a geographically small part of sub-area unit 15. With reference to Dr Edis' PoE (**CD4.15**), the value of the existing buildings within the Site would be retained and the net impact of the reduction of built form is judged to enhance the character and appearance of the Conservation Area. This beneficial change from a heritage perspective would therefore also relate to a beneficial change in landscape character terms. As the physical and perceived change would be very localised in relation to the wider geographic area of sub-area 15, the effect would be negligible beneficial at year 1, increasing to minor beneficial at year 15 following the establishment of the proposed planting and the resulting improved scenic quality at the Site.
- 7.4 At the Site level, the Proposed Development would retain the overall spatial arrangement of the main concentration of buildings in the southern part of the Site, with the alignment of Vine House reflecting that of Greenacres and Cherry Tree Cottage. The removal of the garages and outbuildings to the south of Cherry Tree Cottage would remove the sporadic arrangement of buildings. The reconfiguration of The Bothy would result in a more symmetrical and unified arrangement to the building form, with the pitched roof extensions mirror the existing building form.

- 7.5 The reconfiguration of Polo Mews would improve the spatial arrangement and association between the buildings, the walled garden and Greenacres. There would also be an improved perception of the clocktower, aided by the extension to Polo Mews set low within the existing landform.
- 7.6 Whilst Vine House would result in excavation and alteration to the existing landform to facilitate its construction, this alteration would be very localised in relation to the wider extent of the Site. The pertinent matter is that once completed, the perception of the underlying pattern of undulating landform across the Site would remain, due to the building being partly below ground and the form of the green roofs. Vine House would represent a high quality, beautiful and sustainable building due to its architecture and hydrogen powered operation. With Vine House named after the viticulture business, it would be perceived as part of the vineyard, i.e. the formality of the vines arranged around a main building.
- 7.7 The combination of the beneficial changes to the existing buildings, the introduction of Vine House, the improved recreation and educational value via the picnic area and improved opportunities for biodiversity via the new landscape framework, would result in a moderate beneficial effect to the Site at year 1.
- 7.8 In time, with the further establishment of the proposed planting, there would be an increased integration between the external areas and buildings, such that there would be a more settled character to the Site and a higher scenic quality than at year 1. The perception of Vine House would also reduce further, with the establishment of the proposed external planting. The beneficial effect at year 15 would therefore increase to major beneficial.
- 7.9 Therefore, whilst the vineyard has been implemented, high tiers of beneficial landscape effects are predicted to remain, as per the planning application LVIA (**CD1.7**) assessment, due to the design quality of Vine House, the beneficial alterations to the existing buildings and the proposed landscaping. These higher tier effects remain focused at the Site level.

Visual Effects

- 7.10 For most of the visual receptors identified in the planning application LVIA, the Proposed Development would not be visible, due to the low lying position of the Site and the density of surrounding vegetation.
- 7.11 For recreational users at the northern part of PRow (footpath) FP042, where the existing hedge is low in height, the alterations to the existing buildings would be barely discernible due to the intervening vineyard and distance, with the composition of the view already including buildings. Vine House would not be visible due to being in a lower lying part of the landscape and over 100 metres to the south-

west of the receptor. Therefore, there would be no effect to the composition of the view, given the existing context of buildings and distance.

- 7.12 For recreational users on PRoW (footpath) FP042 walking westwards across the eastern part of the vineyard, the upper part of the roof profile of Vine House would be visible. However, in comparison to the planning application LVIA, its visibility would be reduced by the trellises, such that the effect is assessed as negligible adverse at year 1, reducing to neutral at year 15.
- 7.13 For recreational receptors on PRoW (footpath) FP034, Vine House would not be visible and any glimpsed views of the alterations to the existing buildings would not alter the overall composition of these transient views, such that the effects would be neutral.

8.0 RESPONSE TO REASON FOR REFUSAL

- 8.1 This section sets out my response to the relevant aspects of the RfR, which are set out in bold text.

REASON FOR REFUSAL 1

RfR1: The proposal would result in a form of development which is inappropriate development in the Green Belt. The siting, scale and design of the proposal would also fail to preserve the openness of the Green Belt and would result in harm to the rural character of the locality. The other considerations put forward by the applicant would fail to clearly and demonstrably outweigh the harm by reason of its inappropriateness and other harm. Consequently, very special circumstances have not been demonstrated and the proposal is therefore contrary to the National Planning Policy Framework (2021), London Plan Policy G2, BLP Policies 37, 49 and 51.

Green Belt

- 8.2 I review each of three parts to the planning application in order to conclude on the impact to the Green Belt.

Part One - The Existing Buildings

- 8.3 In terms of siting and scale, the alterations to the existing buildings would be to a part of the Green Belt which is not inherently open in character due to the existing residential land uses.
- 8.4 The alterations, demolitions and extensions to the existing buildings would reduce the overall footprint and volume of built form within this part of the Site in comparison to the consented scheme. There would also be a reduction in hard-surfacing. Therefore in spatial terms, there would be a beneficial change to the spatial 'openness' of the Green Belt.
- 8.5 In visual terms, the wider public visibility of the changes would be negated by the surrounding vegetation. In views from PRoW (footpath) FP034, to the north of the Site, the intervening palisade fence and vegetation would either screen views of the alterations to the existing buildings, or reflect the existing composition of the view. The visual changes would therefore be for private residents only, for which there would be an increased visual permeability across the existing residential area due to the proposed alterations, along with key features of views, such as the Clock Tower remaining.
- 8.6 Alterations to the existing buildings via the extant permission have been judged by the Council not to have any visual impact on openness, with the Officer Report (**CD4.5**) stating in on page 7:

"In terms of these two buildings, the proposal would not, therefore, result in an overall visual impact on the openness of the Green Belt."

- 8.7 In relation to the proposals to the existing buildings, which I consider to be of a higher architectural quality than the consented scheme, I therefore suggest that there would be a beneficial spatial and visual impact to the openness of the Green Belt and no harm to the rural character of the locality, given the buildings are present and the proposals represent high quality design.

Part Two – Vine House

Vine House Spatial Aspect of Openness

- 8.8 Vine House would result in the excavation of land and the change from an undeveloped field to a residential dwelling. Therefore, Vine House would result in an impact to the spatial aspect of openness.
- 8.9 In respect of NPPF paragraph 142 (**CD9.11**), which sets out that 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”*, Vine House would not represent urban sprawl, i.e. ‘spreading of development’. This is because Vine House would be a high quality building, physically and visually contained via its partly sub-terranean position in the landscape, bound by the vineyard to the north and east, new orchards to the south and existing mature trees to the west. The alignment of Vine House would also reflect that of the existing buildings within the Site.
- 8.10 The excavation for Vine House would be very localised and small in extent in relation to the wider geographic area of the Site and Green Belt. The proposed floor level is 2.1m below ground level, such that I would not describe the engineering works as ‘major’, as suggested by paragraph 6.7 of the LPA’s SoC (**CD5.2**), given that Vine House equates to 355sq. metres, as set out in paragraph 4.3 of the LPA’s SoC (**CD5.2**). This calibration of the excavation is far overstated for Vine House, with the term ‘major development’ within the NPPF glossary (**CD9.11**) stated as:
- “For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.”*
- 8.11 I note from paragraph 4.3 of the Committee Report (**CD3.1**), that the GLA officers also refer to Vine House as a *“small projection”* into the Green Belt and that due to the well-considered design approach, GLA officers *“do not consider this to be strategic concern”* in respect to the Green Belt.
- 8.12 Whilst Vine House would result in encroachment, this would be to a very small geographic extent in relation to both the Site and the wider Green Belt. As noted previously, the South East Design Panel report (**CD4.3**) states of Vine House that *“it is noted that being largely subterranean, this is a*

particularly appropriate architectural typology that compliments rather than detracts from the green belt setting, as part of an existing estate setting with a range of aggregated dwelling forms."

- 8.13 I set out in Table 5-1 that the Site only contributes to NPPF Green Belt purpose (c), *'to assist in safeguarding the countryside from encroachment'*. Additionally, I stated that the contribution was limited as the Site is not contiguous with the wider countryside.
- 8.14 Therefore, the very small spatial change and encroachment resulting from Vine House would be to a part of the Green Belt which is more able to accommodate change given its limited contribution to NPPF purpose (c).

Vine House Visual Aspect of Openness

- 8.15 As set out in chapter 7 and the visual assessment, the upper part of the roof structure and green roof of Vine House would be visible from a small part of PRoW (footpath) FP042. Vine House would be seen beyond the intervening features of fencing and trellises and in the context of existing residential land uses. The green roof would be seen as part of the landscape and visually mirror the undulating landform across the middle ground of the view. With the roof profile seen beyond the trellises and the green roof integrating the roofscape within the landscape, there would be no visual impact to the openness of the Green Belt from this public location on PRoW (footpath) FP042 given there are existing visible structures and buildings.
- 8.16 Paragraph 6.5 of the LPA Statement of Case (**CD5.2**) suggests that *"it does not follow that loss of openness should be afforded less weight if a development has not [sic] visual impact because it is screened from view."* I do not agree, there must be consideration between whether change occurs to both the spatial and visual aspects of openness, or if that change is only to one of these aspects. If the change is to only one of these aspects, then I suggest that the loss of openness can be afforded less weight.
- 8.17 Paragraph 6.6 of the LPA's SoC (**CD5.2**) suggests that *"fundamentally, Green Belt openness taken [sic] account of the absence of built form, irrespective of visual impact, although its visibility might prove an aggravating factor."* I assume the word 'taken' should be replaced with 'takes', but I do not agree with the suggestion that visual impact is negated or downplayed in relation to the assessment of openness, when Planning Practice Guidance (**CD9.12**) specifically notes that openness can have both spatial and visual dimensions, as stated in paragraph 6.4 of the LPA's SoC (**CD5.2**).

Vine House Spatial and Visual Aspects of Openness Summary

- 8.18 There is a very limited spatial change to the openness of the Green Belt from Vine House but no visual change to openness when viewed from public locations along PRoW (footpath) FP042.

- 8.19 Vine House would represent a high quality building and would not result in urban sprawl. With Vine House partly below ground and situated within the vineyard, there would be no harm to the rural character of the area.
- 8.20 The harm to the openness of the Green Belt as result of Vine House is therefore limited.

Part Three – Landscape (including vineyard, orchards and new tree planting)

- 8.21 As set out in the previous section reviewing the Proposed Development, the landscape design has been a key feature to the layout, through the establishment of a vineyard estate, as well as improving the vegetation cover, opportunities for biodiversity and scenic quality of the Site.
- 8.22 With reference to the ‘improvement’ measures set out in PPG Green Belt (**CD9.12**) paragraph 003 (this PoE paragraph 5.10), the Proposed Development implements new green infrastructure and landscape improvements beyond those needed to mitigate the immediate impact of the Proposed Development.
- 8.23 The landscape improvements would result in enhancements to biodiversity and the natural capital of the Site, as evidenced by the BNG and Urban Green Factor scores set out in Table 3-1. The information signage adjacent to PRoW (footpath) FP042 would provide new educational value to this walking route and the picnic area would provide new recreational provision within the Green Belt, as well as educational value through the association of growing and cultivating fruit.
- 8.24 The landscape design is therefore an enhancement to the Site and the Green Belt and I suggest a substantial beneficial change.

Green Belt Conclusion

- 8.25 From the above, the very limited impact from the encroachment by Vine House in relation to the spatial aspect of openness would be outweighed by the beneficial change from the landscape design, alterations to the existing buildings and the high design quality of Vine House.
- 8.26 Therefore, the Proposed Development would preserve the openness of the Green Belt overall at the Site.

RfR 1: The other considerations put forward by the applicant would fail to clearly and demonstrably outweigh the harm by reason of its inappropriateness and other harm. Consequently, very special circumstances have not been demonstrated.

Very Special Circumstances - Landscape

- 8.27 LPA SoC (**CD5.2**) paragraph 6.17 sets out the VSC argument in respect of the proposed landscape, stating:

“The proposed landscaping treatment follows on from the previous VSC argument, and whilst the appeal proposal would serve to maintain current landscape features, the provision of an attractive landscape setting around new development tends to be a policy requirement rather than an expectation of new development. This factor should attract limited weight.”

- 8.28 The statement appears to be contradictory in suggesting a detachment between expectations for new development and policy requirements, as new design must be expected to comply with policy. Additionally, where a design accords with policy, LPA SoC (**CD5.2**) paragraph 6.17 suggests that this should attract limited weight. I would suggest this is not the case, as compliance with planning policy must afford substantial weight, as it is the required benchmark.
- 8.29 I note that the RfR does not cite the following landscape related policies, such that the Proposed Development must accord with them, reinforcing the substantial weight to be given to the landscape design.

Table 8-1: Other Local Plan Policies

Local Plan Policy	Policy Wording	The Proposed Development
Policy 73: Development and Trees	<i>"Proposals for new development will be required to take particular account of existing trees on the site and on adjoining land, which in the interests of visual amenity and/or wildlife habitat, are considered desirable to be retained. Tree preservation orders will be used to protect trees of environmental importance and visual amenity. When trees have to be felled, the Council will seek suitable replanting."</i>	The Proposed Development has taken account of the existing trees and evidently retains the key vegetation structure on Site and increases the number of trees, via new tree planting, which is above and beyond the policy requirement. The landscape design therefore accords with Local Plan policy 37.
Policy 74: Conservation and Management of Trees	<i>"To improve the amenity and conservation value of trees and woodlands, the Council will:</i> <ul style="list-style-type: none"> <i>• Encourage appropriate beneficial management;</i> <i>• Encourage appropriate new tree planting in suitable locations; and</i> <i>• Promote public interest in and enjoyment of trees and woodlands."</i> 	The proposed community orchard would accord with promoting public interest in and enjoyment of trees in comparison to the existing field. The positive management regime to the retained vegetation and proposed planting would also accord with the policy requirements, such that the Proposed Development adheres to Policy 74.
Policy 77: Landscape Quality and Character	<i>"In considering development proposals and in the management of its own land and operations, the Council will:</i> <ul style="list-style-type: none"> <i>• Seek to safeguard the quality and character of the local landscape; and</i> <i>• Seek the appropriate restoration and enhancement of the local landscape through the use of planning obligations and conditions."</i> 	The quality of the existing landscape, in terms of its vegetation cover, condition and opportunities for biodiversity would be enhanced via the landscape design. Similarly, the Site landscape character would be safeguarded by the predicted beneficial changes resulting from the new landscape design and architecture, as set out in the previous re-assessment of landscape and visual effects. The Proposed Development would therefore accord with Policy 77.

8.30 LPA SoC (**CD5.2**) paragraph 6.17 is suggesting that the landscape design is a ‘*standard*’ design approach and nothing ‘*above and beyond*’ standard mitigation of impacts likely to arise from the Proposed Development.

8.31 I do not agree. With the existing hedgerows and boundary vegetation providing a high degree of visual screening to the existing buildings and the very limited visibility of Vine House, the design could have negated any additional landscape design, beyond retaining and positively managing the existing vegetation.

8.32 The proposed landscape design is therefore in excess of a standard approach to design and mitigation requirements. This is acknowledged via the Design South-East Review (**CD4.3**) who state in paragraph 3.1 that:

“The Site has limited biodiversity at present and therefore presents an opportunity for significant biodiversity net gain (beyond minimum requirements).” (my emphasis)

8.33 The enhancement to the Site is through differing landscape character areas to achieve a new holistic layout for the Site in combination with the high quality architecture.

8.34 From the above, the Proposed Development demonstrates a design which is an enhancement rather than one of only mitigation. Due to this, I consider that substantial weight should be given to the landscape design in respect of the VSC.

RfR 1: The proposal is therefore contrary to the National Planning Policy Framework (2021), London Plan Policy G2, BLP Policies 37, 49 and 51.

National Planning Policy Framework

8.35 The Proposed Development is not contrary to the NPPF, and I have set out the reasons for this below.

8.36 Due to the beneficial effects predicted to the Site’s landscape character from the high quality design of both the architecture and external landscape, the Proposed Development accords fully with NPPF paragraph 131 (**CD9.11**), and the creation of a high quality, beautiful and sustainable design, which states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

8.37 Paragraph 6.16 of the LPA's SoC (**CD5.2**) notes that Vine House *"appears to be a response to its Green Belt Context...and indeed raised no formal objection to it at application stage."*

8.38 NPPF paragraph 135 (**CD9.11**) states:

"Planning policies and decisions should ensure that developments:

(a) 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;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) 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);

(d) 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;

(e) 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

(f) 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,"

8.39 The revised arrangement of the existing buildings and Vine House, set within the landscape, will function well and add to the overall quality of the area. The revised arrangement of the existing buildings ensures they will function well for the lifetime of the development and that they are sympathetic to the local character of the existing buildings. Both Vine House and the revisions to the existing buildings represent good architecture and are therefore visually attractive, supported by effective landscaping to create a series of spaces which reinforce the sense of place and provides an improved relationship between buildings, external spaces and the vineyard.

8.40 NPPF paragraph 136 (**CD9.11**) states:

"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined , that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that

the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

8.41 The Proposed Development would implement new trees to reinforce the existing mature tree cover within the Site, as well as two new orchards, one of which is a community orchard. The combination of this tree and orchard planting is a positive response to the NPPF requirements.

8.42 NPPF paragraph 137 (**CD 9.11**) states:

“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

8.43 The design quality for both the architecture and landscape has evidently been considered throughout the evolution of the Proposed Development, as set out in the DAS (**CD1.5**) and demonstrated by Mr. Richards’ PoE (**CD4.16**).

8.44 NPPF paragraph 139 (**CD9.11**) states:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

8.45 The Proposed Development is innovative for its sustainable approach to Vine House and contemporary interpretation of a main house within a vineyard. Paragraph 6.16 of the LPA’s SoC (**CD5.2**) notes that the Proposed Development is ‘unique’. The alterations to the existing building and siting of Vine House will fit with the overall form and layout of building within the Site. The high quality architectural and landscape design and therefore accords with NPPF paragraph 139(b) (**CD9.11**).

8.46 NPPF paragraph 180 (**CD9.11**) states:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

(a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

(b) 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 best and most versatile agricultural land, and of trees and woodland;

(c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

(d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

(f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

8.47 As set out in the baseline, the Site is not covered by any landscape designations and is not a “valued landscape” in respect of NPPF paragraph 180 (a) (CD9.11). The Proposed Development has recognised the intrinsic value of trees and woodland, with the existing vegetation retained and supplemented with new planting in respect of NPPF paragraph 180 (b) (CD9.11). The landscape design accords with providing net gains for biodiversity in relation to NPPF paragraph 180 (d) demonstrated by the BNG and UGF assessments set out in Table 3-1. The Proposed Development therefore accords with relevant aspects of NPPF policy 180 (CD9.11) in respect of landscape matters.

London Plan

London Plan Policy G2

8.48 London Plan Policy G2 (CD9.10) states:

“The Green Belt should be protected from inappropriate development:

1) development proposals that would harm the Green Belt should be refused except where very special circumstances exist,

2) subject to national planning policy tests, the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported. B Exceptional circumstances are required to justify either the extension or de-designation of the Green Belt through the preparation or review of a Local Plan."

- 8.49 For the reasons set out above, I suggest that the Proposed Development does demonstrate very special circumstances in respect of the landscape design. This landscape design does provide an enhancement to the vegetation cover, recreational value and educational value of the Site and therefore does provide appropriate multi-functional beneficial uses in accordance with the policy.

Bromley Local Plan

Bromley Local Plan Policy 37: General Design of Development

- 8.50 Policy 37: General Design of Development (**CD9.9**) states:

"All development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Developments will be expected to meet all of the following criteria where they are relevant:

a -Be imaginative and attractive to look at, of a good architectural quality and should complement the scale, proportion, form, layout and materials of adjacent buildings and areas;

b -Positively contribute to the existing street scene and/or landscape and respect important views, heritage assets, skylines, landmarks or landscape features;

c -Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping (including enhancing biodiversity);

d -The relationship with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings;

e - Respect the amenity of occupiers of neighbouring buildings and those of future occupants, providing healthy environments and ensuring they are not harmed by noise and disturbance, inadequate daylight, sunlight, privacy or by overshadowing;

f -The development should address sustainable design and construction and include where appropriate on-site energy generation;

g - Suitable access should be provided for people with impaired mobility and meet the principles of inclusive design. Where necessary and relevant to the development, contributions may be sought to improve accessibility around the development;

h -Security and crime prevention measures should be included in the design and layout of building and public areas;

i - Recycling and waste storage facilities are incorporated within the design layout;

j -Respect non designated heritage assets. Applications should be accompanied by a written statement setting out design principles and illustrative material showing the relationship of the development to the wider context."

- 8.51 From the above which are relevant to my PoE, the landscape design is imaginative via the use of differing character areas to create a sense of transition. Similarly, the form of the green roof atop of Vine House is an imaginative sinuous shape to aid in integrating it into the undulating landform across the Site. The use of the green roof is also imaginative in aiding the integration of the roof into the landscape. Both the landscape design and green roof will be attractive features.
- 8.52 The proposed landscape layout, including the formal approach to the existing buildings via the re-aligned internal road layouts, will contribute positively to the street scene within the Site. The new arrangement of the internal road network will also enable increased private views across the Site. The re-configuration of the existing buildings will respect the views of the Clock Tower.
- 8.53 The landscape design therefore accords with the relevant requirements of Local Plan policy 37 (**CD9.9**).

Bromley Local Plan Policy 49: Green Belt

- 8.54 Policy 49: Green Belt (**CD9.9**) states:

"Within the Green Belt permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm. The construction of new buildings on land falling within the Green Belt will be inappropriate, unless it is for the following purposes:

- agriculture and forestry;*
- appropriate facilities for outdoor sport and outdoor recreation and cemeteries which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it;*
- extension or alteration of a building that it does not result in disproportionate additions over and above the size of the original building; the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan;*
- or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

Certain other forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.

These are:

- *mineral extraction;*
- *engineering operations;*
- *local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- *the re-use of buildings provided that the buildings are of permanent and substantial construction; and*
- *development brought forward under a Community Right to Build Order.”*

8.55 In respect of Policy 49: The Green Belt (**CD9.9**), as set out previously in respect of the response to the NPPF Green Belt policies, the Proposed Development would not result in harm to the visual aspects of openness and the spatial impact of Vine House is considered to be outweighed by the substantial landscape benefits.

Bromley Local Plan Policy 51

8.56 Policy 51: Dwellings in the Green Belts (**CD9.9**) states:

“Extensions or alterations to dwellinghouses in the Green Belt or Metropolitan Open land (MOL) will only be permitted if:

a -The net increase in the floor area over that of the original dwellinghouse is no more than 10%, as ascertained by external measurement; and

b -Their size, siting, materials and design do not harm visual amenities or the open or rural character of the locality; and

c - The development does not result in a significant detrimental change in the overall form, bulk or character of the original dwellinghouse.

Proposals to extend converted or replacement dwellings will not normally be permitted.

Other development within the curtilage is inappropriate by definition and would only be permitted where very special circumstances have been demonstrated.”

8.57 The alterations to the existing buildings would result in a reduction in the extent of overall built form. The alterations to the existing building would not harm the visual amenity and would result in an increase in visual permeability across the existing building. The proposed design for the alterations would also not harm the existing character, nor would they result in a significant detrimental change to the overall form, bulk or character of the original dwellings.

REASON FOR REFUSAL 2

RfR 2: The proposed alteration, demolition and extensions to the Bothy cottage, Bothy House and flat, by reason of their excessive size, scale and design would be out of scale and out of keeping with the original buildings.

- 8.58 From a landscape character perspective, the alterations to The Bothy would not be out of scale, nor out of keeping with the original buildings.
- 8.59 Paragraph 6.4.2 of the Committee Report (**CD3.1**) suggests the scale and proportion of the extension would be ‘*excessive*’; but the gable extensions would remain within the extent of the existing elevation and at the same height as the existing roof line.
- 8.60 Notwithstanding that The Bothy is covered by an extant consent for development, in landscape character terms, the reconfiguration of the existing buildings and the introduction of high quality architecture are considered to be beneficial to the character and the perception of the buildings.

RfR2: The proposal would also have an adverse impact on its setting and its significance as a group, failing to preserve or enhance the character and appearance of the locally listed buildings and Chislehurst Conservation Area

- 8.61 Dr Edis’s PoE (**CD4.15**) addresses the heritage and Conservation Area matters; however in terms of the present day landscape character of sub-unit 15, within the Conservation Area, I have set out above in the re-assessment of landscape effects, that the Proposed Development would result in a beneficial change to the character of the Site and therefore the sub-unit.

RfR2: The proposal is contrary to the National Planning Policy Framework (2021), London Plan Policies D3 and G2, BLP Policies 37, 49, 51 and 52

National Planning Policy Framework

- 8.62 In respect of the NPPF Green Belt policies set out previously, the alterations to The Bothy would be to a part of the Green Belt which is not inherently open in character due to the existing buildings.
- 8.63 In visual terms, the public visibility of the changes would either be negated by the surrounding vegetation or would not result in an effect to the view, given the composition of views already includes these buildings. The visual changes would therefore be for private residents only and the principle of visual change in comparison to the existing buildings has been accepted by the consented scheme.
- 8.64 Given the Proposed Development is for a higher architectural quality than the consented scheme, there would be a beneficial visual impact to the openness of the Green Belt and no harm to the rural

character of the locality, given the buildings are present and the proposals represent high quality design.

London Plan

London Plan Policy D3

8.65 London Plan Policy D3: Optimising site capacity through design-led approach (**CD9.10**) states:

“The design-led approach

A All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site’s context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.

B Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2 Infrastructure requirements for sustainable densities. Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.

C In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 Small sites.

D Development proposals should:

Form and layout

1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

2) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples’ movement patterns and desire lines in the area

3) be street-based with clearly defined public and private environments

4) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users Experience

5) achieve safe, secure and inclusive environments

6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest

7) deliver appropriate outlook, privacy and amenity

8) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity

9) help prevent or mitigate the impacts of noise and poor air quality

10) achieve indoor and outdoor environments that are comfortable and inviting for people to use Quality and character

11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character

12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well

13) aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy.”

8.66 The proposed alterations to The Bothy would respond positively to the hierarchy and proportions of the build type and form, via the proposed extension remaining at the same height as the existing roof line. The proposed alterations would be of high quality, with detailing in the architecture, as set out in the DAS (**CD 1.5**) and relevant drawings (**CD1.24, 1.25, 1.30 and CD1.31**).

8.67 The new internal road layout would clearly define the approach to The Bothy and in combination with the proposed landscape design define the delineation between the public and private environments.

London Plan Policy G2 London's Green Belt

8.68 Policy G2 (**CD9.10**) is set out above in paragraph 8.46.

- 8.69 I suggest that the Proposed Development does demonstrate very special circumstances in respect of the landscape design around The Bothy, via an enhancement to the vegetation cover and improved sense of arrival to The Bothy via the new internal road layout.

Bromley Local Plan

Bromley Local Plan Policy 37: General Design

- 8.70 Policy 37: General Design of Development (**CD9.9**) is set out above in paragraph 8.48.
- 8.71 The proposals for The Bothy are of high quality design through the form of the gable extensions and proposed materials, as well as the new landscape structure around The Bothy. Therefore, the proposals would respond to the existing character and accord with Policy 37.

Bromley Local Plan Policy 49: Green Belt

- 8.72 Policy 49: Green Belt (**CD9.9**) is set out above in paragraph 8.51.
- 8.73 The alterations to The Bothy would improve the visual aspects of openness in relation to the existing consent through a higher quality design and therefore the proposals accord with this policy.

Bromley Local Plan Policy 51

- 8.74 Policy 51: Dwellings in the Green Belt (**CD9.9**) is set out above in paragraph 8.46.
- 8.75 As set out in the re-assessment of landscape and visual effects, the proposed alterations are predicted to be beneficial to the Site character of The Bothy and would not harm the visual amenity, nor the open rural character of the locality. Similarly, the alterations to The Bothy would not result in significant detrimental change in character terms to their overall form and bulk.

Bromley Local Plan Policy 52

- 8.76 Bromley Local Plan Policy 52: Replacement residential dwellings in the Green Belt (**CD9.9**) states:

“Where a building is in residential use in the Green Belt or on Metropolitan Open Land (MOL), the Council will permit its replacement by a new dwelling providing that:

a -The resultant dwelling (including garaging and any accommodation below ground) does not result in a material net increase in floor area compared with the existing dwelling as ascertained by external measurement; and

b -The size, siting, materials and design of the replacement dwelling and of any associated works (such as boundary fences or walls) does not harm visual amenities or the open or rural character of the locality.”

- 8.77 As per the response to Policy 51, the proposals for The Bothy would not harm the visual amenity, nor rural character of the locality.

REASON FOR REFUSAL 3

RfR 3: The proposal alteration, demolition and extensions to No.1 to No.4 Polo Mews, by reason of its excessive size, scale and design would be out of scale and out of keeping with the original buildings.

- 8.78 The proposals for nos.1 to no.4 Polo Mews would not be of an excessive size, scale and design. The reconfiguration of Polo Mews would improve the spatial arrangement and association between the buildings, the walled garden and Greenacres, along with a reduction in the spatial extent of buildings. There would also be an improved perception of the clocktower, aided by the extension to Polo Mews set low within the existing landform as demonstrated by the relevant drawings (**CD1.26, CD1.27, CD1.32 and CD1.33**).

The proposed demolition of No.3 and No.4 Polo Mews, alteration, demolition and extensions to No.1 to No.2 Polo Mews would have an adverse impact on its setting and significance of the locally listed buildings as a group, fail to preserve or enhance the character and appearance of the locally listed buildings and Chislehurst Conservation Area.

- 8.79 Dr Edis's PoE (**CD4.15**) addresses the heritage and Conservation Area matters; however in terms of the present day landscape character of sub-unit 15, within the Conservation Area, I have set out above in the re-assessment of landscape effects, that the Proposed Development would result in a beneficial change to the character of the Site and therefore the sub-unit.

The proposal is contrary to the National Planning Policy Framework (2021), London Plan Policies D3 and HC1, BLP Policies 37, 49, 51 and 52

National Planning Policy Framework

- 8.80 In respect of the NPPF I refer to my response in respect of RfR 1, whereby the alterations to Polo Mews would occur to a part of the Green Belt which is not inherently open in character due to the existing buildings. There would be a spatial reduction in the extent of building and no visual harm to the Green Belt as a result of alterations to Polo Mews.

London Plan

London Plan Policy D3

- 8.81 In respect of Policy D3 (**CD9.10**), set out above in paragraph 8.63, the proposals for Polo Mews would accord with the relevant policies in respect of landscape and visual matters due to the design quality, and reduced building extent.

Bromley Local Plan

Policy 37

- 8.82 Policy 37: General Design of Development (**CD9.9**) is set out above in paragraph 8.48.
- 8.83 The proposals for Polo Mews are of high quality design, as well as the new landscape structure around the buildings. Therefore, the proposals would respond to the existing character and accord with Policy 37.

Policy 49

- 8.84 Policy 49: Green Belt (**CD9.9**) is set out above in paragraph 8.51.
- 8.85 The alterations to Polo Mews would improve the spatial and visual aspects of openness in relation to the existing consent and therefore the proposals accord with this policy.

Policy 51

- 8.86 Policy 51: Dwellings in the Green Belts is set out above in paragraph 8.46.
- 8.87 As set out in the re-assessment of landscape and visual effects, the proposed alterations are predicted to be beneficial to the Site character of Polo Mews and would not harm the visual amenity, nor the open rural character of the locality. Similarly, the alterations to Polo Mews would not result in significant detrimental change in character terms to their overall form and bulk

Policy 52

- 8.88 Bromley Local Plan Policy 52: Replacement residential dwellings in the Green Belt (**CD9.9**) is set out above in paragraph 8.74.
- 8.89 As per the response to Policy 51 above, the proposals for Polo Mews would not harm the visual amenity, nor rural character of the locality.

9.0 RESPONSE TO THIRD PARTIES

- 9.1 As representations I note that local residents and the Chislehurst Society were supportive of the Proposed Development. Matters raised by the Orpington Field Club and Bromley Biodiversity Partnership Sub-Group are addressed in my response to the RfR.

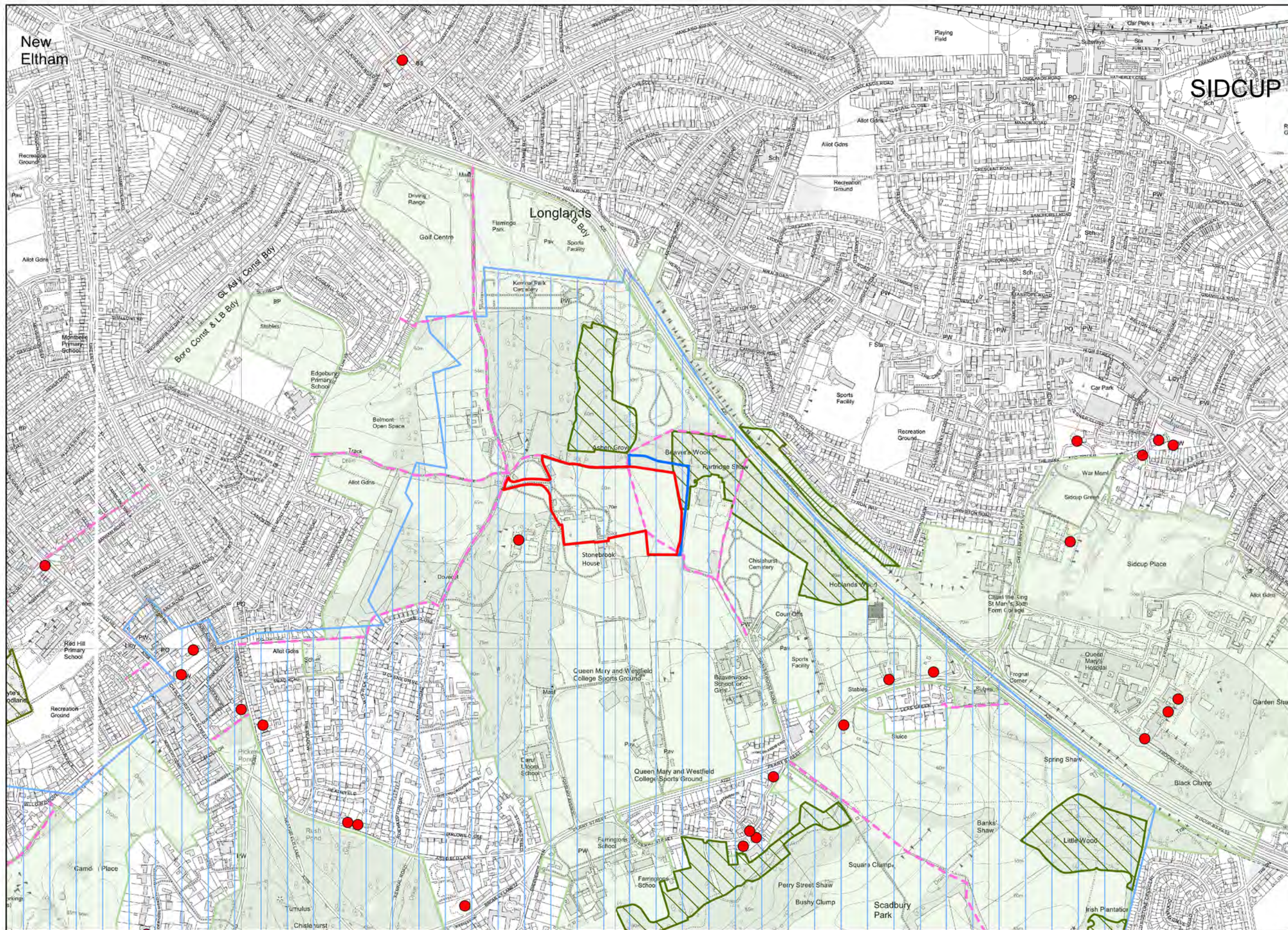
10.0 CONCLUSION

- 10.1 The Site is in a low-lying topographic position relative to the wider landscape and physically enclosed by a combination of mature woodland, large scale residential (both contemporary and historic), leisure and funerary land uses. Due to these features, the Site is not visible from the wider area.
- 10.2 From PRow (footpath) FP042, which crosses the eastern part of the Site, the vineyard in the eastern part of the Site is visible at close range. However, the visibility of the central and western parts of the Site is substantially reduced due to the vineyard trellises and the hedgerow which divides the vineyard. Within these views, there is already a residential context due to the visibility of existing buildings within and bordering the Site.
- 10.3 I have assessed the contribution of the Site to the NPPF Green Belt purposes and concluded that the Site contributes only to purpose (c); to assist in safeguarding the countryside from encroachment. As an area of the Green Belt which makes a limited contribution to only one of the NPPF Green Belt purposes, I suggest the Site is more able to accommodate change in principle, in comparison to a part of the Green Belt which would contribute more strongly to the NPPF purposes.
- 10.4 The aim for the landscape design is to create one space which unifies the Site and provides a valuable amenity location for local people, as well as generating ecological benefits to support biodiversity. The concept for the landscape design is based around nine landscape character areas which would provide an experience of 'transition' from entering the Site, through to formal gardens around Greenacres, across to orchards and then the vineyard. These spaces are connected physically and visually and include for retaining and enhancing existing trees and hedgerows. The South-east Design Panel Review response to this design approach was:
- "We endorse the landscape approach described: a transition from a naturalistic setting to a more formal immediate setting for the buildings."*
- 10.5 In respect of Part One of the application, the alterations to the existing buildings would be to a part of the Green Belt which is not inherently open in character. The existing buildings are also covered by an extant permission for alterations, which were judged by the Council to be acceptable in terms of the openness of the Green Belt. The proposed alterations are an architectural improvement on the consented scheme and would result in beneficial landscape character change, via a high quality architectural design, resulting in increased permeability through an overall reduction in the extent of built form and hardstanding. Therefore in both spatial and visual terms, there would be a beneficial change to the 'openness' of the Green Belt.
- 10.6 In respect of Part Two of the application, the part subterranean siting of Vine House, along with its single height and green roofs, would enable the roofscape to merge with the landform around the edges of the property and the vineyard. The perception of Vine House would be wholly appropriate to

a vineyard, which are landscapes characterised by the formal arrangement of vines and a main building.

- 10.7 Vine House would represent a very small spatial change due to the introduction of a new building within a field, but it would not result in urban sprawl due to (i) the design quality; (ii) and the fact that it is partly-subterranean; and (iii) its alignment within the Site which reflects that of the existing buildings. Vine House would therefore result in a very localised degree of spatial encroachment. For recreational users on PRow (footpath) FP042, walking across the eastern part of the Site, the upper part of the roof profile of Vine House would be barely discernible in the context of the trellises and the taller height of the intervening hedgerow. Therefore, there would be no visual harm to the openness of the Green Belt from Vine House given the existing composition of views already contains buildings.
- 10.8 In respect of Part Three of the application, the landscape design has been a key feature to the layout, through improving the vegetation cover, opportunities for biodiversity and scenic quality of the Site, as well as the opportunities for recreation and education, via the picnic area and community orchards. The landscape design is therefore an enhancement to the Site; above and beyond standard mitigation and one which responds positively to Planning Practice Guidance for Green Belt improvements.
- 10.9 In conclusion, the Proposed Development is innovative for its sustainable approach to the design of Vine House, the first hydrogen house in London. The high quality architectural design of Vine House and the alterations to the existing buildings, set within a new landscape framework accords with NPPF paragraph 139(b), which states that *“significant weight should be given to outstanding or innovative designs, which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings.”*
- 10.10 I consider that the Proposed Development would do both, and would result in a range of beneficial landscape effects and no visual harm to the Green Belt. The openness of the Green Belt is not materially affected and the landscape is significantly enhanced.

11.0 RH APPENDIX I

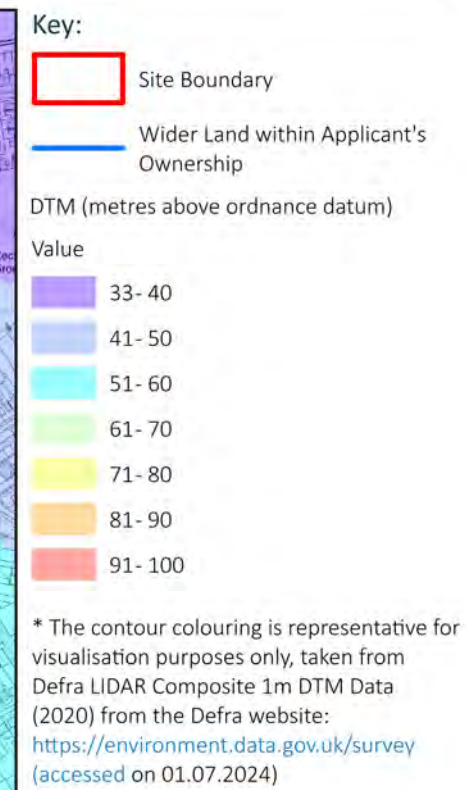
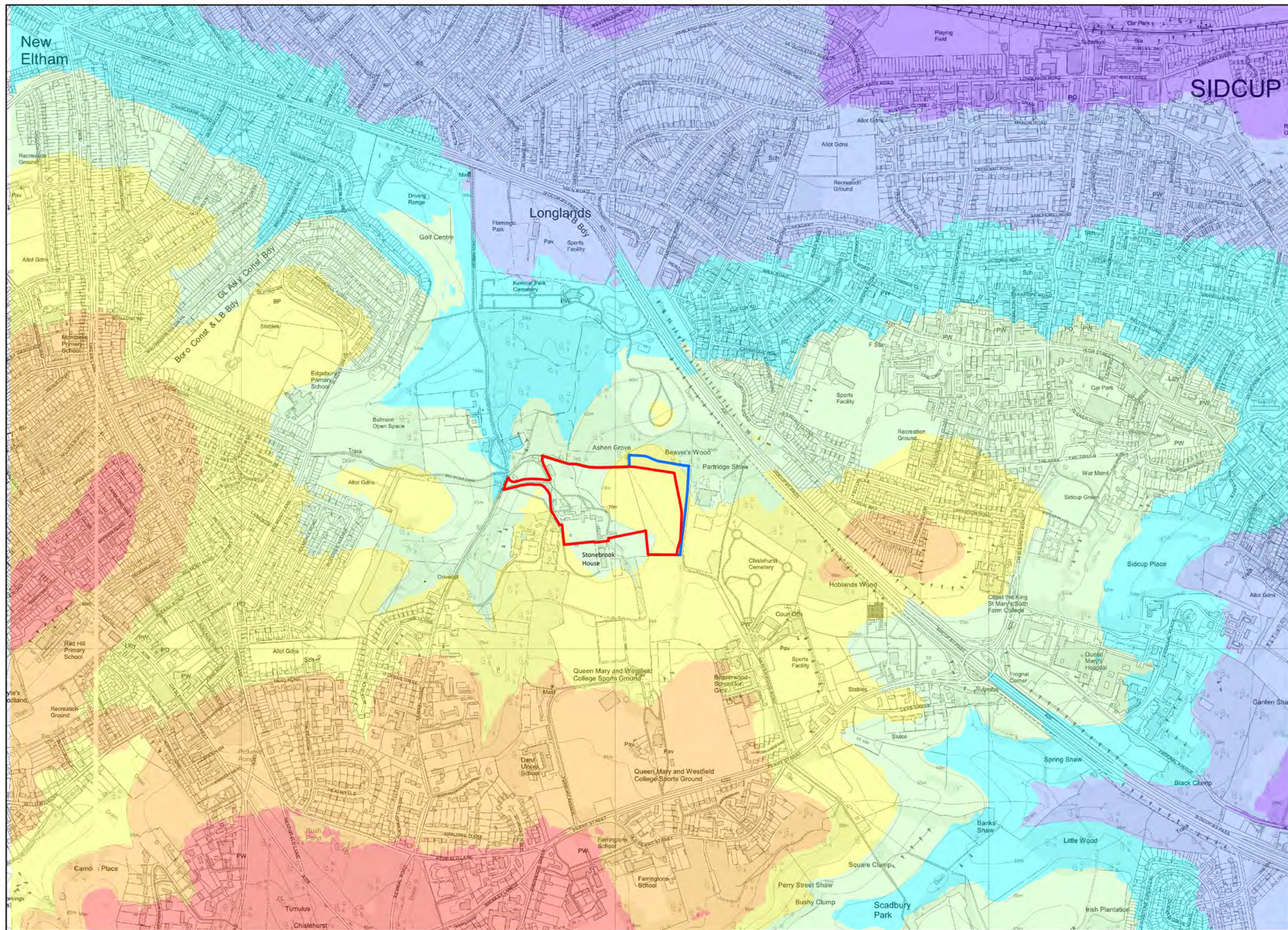


- Key:
- Site Boundary
 - Wider Land within Applicant's Ownership
 - Public Rights of Way
 - Listed Buildings
 - Ancient Woodland
 - Conservation Area
 - Metropolitan Green Belt

RH FIGURE 1

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RH FIGURE 2

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- Key:
- Site Boundary
 - Wider Land within Applicant's Ownership
 - Public Rights of Way
 - Viewpoint Location

RH FIGURE 3

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VIEWPOINT 4.3 For context only

Description. View from PRoW (footpath) FP042 looking west.

APPENDIX I
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VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Home Farm Chislehurst		Figure No.	
Date & time of photograph. 18/01/2024 @ 13:40		Visualisation Type. Type 1		Dwg Title. Site Context Photosheet	Project & Dwg No. 0329	Sheet No. 1 of 16	
Direction of View (Clockwise).300°from West	Distance from site. 0m	Projection. Cylindrical		Drawn by. KS	Approved by. RH	Date. 01/07/2024	Rev. 1





VIEWPOINT 4.4 For context only

Description. View along PRoW (footpath) FP042 looking northwards.

<div>landscape architects</div> <div>edla</div>	VIEWPOINT INFORMATION			PROJECT INFORMATION			
	Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm	Project Title. Home Farm Chislehurst		Figure No.	
	Date & time of photograph. 18/01/2024 @ 14:31		Visualisation Type. Type 1	Dwg Title. Site Context Photosheet	Project & Dwg No. 0329	Sheet No. 3 of 16	
	Direction of View (Clockwise)340°from West	Distance from site. 0m	Projection. Cylindrical	Drawn by. KS	Approved by. RH	Date. 01/07/2024	Rev. 1





VIEWPOINT 4.5 For context only	Description. View from PRoW (footpath) FP042 looking south-west.	APPENDIX I PAGE 54
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<div>landscape architects</div> <div>edla</div>	VIEWPOINT INFORMATION			PROJECT INFORMATION			
	Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm	Project Title. Home Farm Chislehurst		Figure No.	
	Date & time of photograph. 18/01/2024 @ 15:02		Visualisation Type. Type 1	Dwg Title. Site Context Photosheet	Project & Dwg No. 0329	Sheet No. 5 of 16	
	Direction of View (Clockwise).170°from West	Distance from site. 0m	Projection. Cylindrical	Drawn by. KS	Approved by. RH	Date. 01/07/2024	Rev. 1



PRoW
(footpath) FP034



VIEWPOINT4.6 For context only

Description. View from PRoW (footpath) FP034 looking south east.

APPENDIX I
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VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Home Farm Chislehurst		Figure No.	
Date & time of photograph. 18/01/2024 @ 14:22		Visualisation Type. Type 1		Dwg Title. Site Context Photosheet	Project & Dwg No. 0329	Sheet No. 7 of 16	
Direction of View (Clockwise).160°from West	Distance from site. 0m	Projection. Cylindrical		Drawn by. KS	Approved by. RH	Date. 01/07/2024	Rev. 1



What does landscape mean?

- 2.1 The UK has signed and ratified the European Landscape Convention (ELC) since 2002, when the last edition of this guidance was published. The recognition that government has thus given to landscape matters raises the profile of this important area and emphasises the role that landscape can play as an integrating framework for many areas of policy. The ELC is designed to achieve improved approaches to the planning, management and protection of landscapes throughout Europe and to put people at the heart of this process.
- 2.2 The ELC adopts a definition of landscape that is now being widely used in many different situations and is adopted in this guidance: 'Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' (Council of Europe, 2000). This definition reflects the thinking that emerged in the UK in the late 1980s and early 1990s and was summarised in the 2002 guidance on Landscape Character Assessment. The inclusive nature of landscape was captured there in a paragraph stating that:

Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives. The term does not mean just special or designated landscapes and it does not only apply to the countryside. Landscape can mean a small patch of urban wasteland as much as a mountain range, and an urban park as much as an expanse of lowland plain. It results from the way that different components of our environment – both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, enclosure and other human interventions) – interact together and are perceived by us. People's perceptions turn land into the concept of landscape. (Swanwick and Land Use Consultants, 2002: 2)

- 2.3 This guidance embraces this broad interpretation of what landscape means and uses it throughout. It is not only concerned with landscapes that are recognised as being special or valuable, but is also about the ordinary and the everyday – the landscapes where people live and work, and spend their leisure time. The same approach can be taken in all these different landscape settings, provided that full attention is given to the particular characteristics of each place.
- 2.4 The importance of the ELC definition is that it moves beyond the idea that landscape is only a matter of aesthetics and visual amenity. Instead it encourages a focus on

How we're bringing blossom back



An ancient track, called Blackberry Lane, on the estate at Sissinghurst Castle Garden, Kent | © National Trust Images/Jonathan Buckley

Jump to

- [Surveying the losses](#)
- [Impacts on humans and wildlife](#)
- [Mapping lost blossom](#)
- [Bringing blossom back](#)
- [Further research](#)
- [You might also be interested in](#)

Our research shows that orchards and hedgerows are disappearing. This means there's a smaller number of natural habitats for wildlife, and fewer people are able to witness the spectacle of spring blossom. However, we believe there's still time to bring blossom back to UK landscapes, which is why we're planting millions of blossom trees and creating new hedgerows at the places we look after.

Surveying the losses

Understanding the historic loss of blossom across landscapes and its impact on wildlife is vital in helping us look after nature. We've been using historical records and maps, along with tools like machine learning, to shed light on how this loss has drastically changed our landscape.

Our research into hedgerows on land we care for in England and Wales shows that 33 per cent, nearly 3,300km of boundaries, have disappeared since the start of the 20th century. Beyond the land we look after, the loss of hedgerows is estimated to be even greater at around 50 per cent – the most significant area of loss is the East of England, which has lost nearly half (48 per cent) of its hedgerows.

Our research on orchards reflects a similar story of loss, showing that more than half (56 per cent) of orchards have been lost. Traditional orchards, which are particularly beneficial for wildlife, have also decreased by 81 per cent – this is equivalent to an area the size of the West Midlands.