

Errata to Landscape and Visual Proof of Evidence

Patshull Road, Albrighton, Shropshire.

On behalf of Boningale Developments Ltd.

Date: 10/09/2026 | Pegasus Ref: P24-1425

PINS Ref: 6007402 | LPA Ref: 24/O2108/OUT

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Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
V1	10.09.26	NF	NF	

1. Errata

- 1.1. This Errata identifies corrections to my Landscape and Visual Proof of evidence submitted on behalf of the Appellant.
- 1.2. The corrections set out below are made to ensure that the written evidence before the Inquiry is accurate. They do not alter the substance of my evidence, the assessment findings or my professional conclusions.
- 1.3. I confirm that the evidence I have prepared and provide is true and has been prepared and is given in accordance with the guidance of my professional institution. I also confirm that the opinions expressed are my true and professional opinions.

Paragraph	Original text with track changes
2.16	The Site boundary along Newhouse Lane currently comprises a mature, clipped hedgerow with occasional hedgerow trees and groups of trees. The proposed built development would be set back into the Site and the illustrative proposals include a woodland belt, typically 10m in depth. At the southeastern end of the Site additional woodland planting is proposed along the new spine road to the west of New House Lane, which in conjunction with other native planting proposed to the east of the New House Lane corridor, would provide a strong new defensible boundary to the Green Belt expanded settlement . The new planting would also assist in softening and eventually restricting views of new built development on the Site from the wider countryside to the east of the Site.
5.4	The removal of the Site from introduction of the Proposed Development into the Green Belt would have an inevitable effect upon the spatial aspect of Green Belt openness, however the proposal would:
5.8	The sense of visual openness associated within the wider Green Belt landscape would remain materially unchanged with the Site developed and removed from the designation .

Paragraph	Original text with track changes
5.9	In conclusion, the removal development of the Site from within the Green Belt would have a limited effect upon the appreciation of the openness of the remaining Green Belt, due to a combination of local landform, intervening built development and mature vegetation

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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