



Town & Country Planning Act 1990 (As amended)

Appeal by
Wulff Asset Management Limited

Against the refusal of Outline Application for up to 196 dwellings with all matters reserved other than the means of access.

At
Land North West Of 1 To 12 Twelve Houses, Sowbrook Lane, Stanton By Dale,
Derbyshire DE7 4QX.

**APPENDIX TO
PROOF OF EVIDENCE (2)**

OF

JAMES GRUNDY
MLPM, LRTPI

PINS Appeal Ref: APP/N1025/W/23/3319160
Council Ref: ERE/0722/0038

Contents

1. Site photographs

APPENDICES TO PROOF OF EVIDENCE (2)
OF JAMES GRUNDY

PINS Appeal Ref: APP/N1025/W/23/3319160

Council Ref: ERE/0722/0038

Appendix 1 – Site photographs

Note

The Inspector's attention is re-drawn to the photographs appended to the proof of evidence in relation to the sustainability of the location, which also illustrate the rural character of the locality and the contribution to that which is made by the appeal site and which would be harmed through the removal of significant amounts of the boundary hedgerows and by the development.



Photo 1, view into the application site from the corner of Sowbrook Lane & Ilkeston Road



Photo 2, view looking west from the corner of the site adjacent to the corner of Sowbrook Lane & Ilkeston Road



Photo 3, view looking further west from the corner of the site adjacent to the corner of Sowbrook Lane & Ilkeston Road



Photo 4, view looking south east from the informal path to the western side of the site



Photo 5, view looking south east from the informal path to the western side of the site



Photo 6, view looking south from the informal path to the northern side of the site



Photo 7, view of the site from Sowbrook Lane; much of the hedge on the right would be removed to facilitate the highway access



Photo 8, further west along Sowbrook Lane illustrating the rural character contributed to by the hedgerow on the right, much of which would be removed



Photo 9, view from Sowbrook Lane looking north across the application site. This illustrates how clearly the site can be looked into from points on Sowbrook Lane, and how clearly the development would be visible from there



Photo 10, view from Sowbrook Lane looking north across the application site. This illustrates how clearly the site can be looked into from points on Sowbrook Lane, and how clearly the development would be visible from there



Photo 11, view looking south from the northern side of the Nutbrook Canal, into and across the application site, illustrating the clear views which can be achieved and which would be replaced with views of the development



Photo 12, view looking east from the northern side of the Nutbrook Canal, with views to the left into and across the application site, illustrating the clear views which can be achieved and which would be replaced with views of the development



Photo 13, view looking south from the northern side of the Nutbrook Canal, into and across the application site, illustrating the clear views which can be achieved and which would be replaced with views of the development



Photo 14, view looking south from the northern side of the Nutbrook Canal, into and across the application site, illustrating the clear views which can be achieved and which would be replaced with views of the development