

Proof of Evidence: Character and Appearance

Volume 2: Appendices and Figures

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

Land at Sowbrook Lane, Stanton by Dale

Appeal Reference: APP/JN1025/W/23/3319160
Planning Application Reference: ERE/0722/0038

On behalf of:
Wulff Asset Management Limited

Prepared by:
Robert Hughes BSc (Hons) PgDipLA CMLI

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APPENDIX 1: LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

FACTORS INFORMING THE ASSESSMENT: VALUE, SENSITIVITY, MAGNITUDE OF CHANGE AND SIGNIFICANCE OF EFFECTS

- 1.1 The LVIA considers both landscape and visual effects as separate groups of receptors, whilst acknowledging that there is an interrelationship between them in terms of the visual character and experience of the landscape and townscape.
- 1.2 When assessing the sensitivity of receptors, magnitude of change and significance of effects, judgements are made that have been informed by professional experience, and which avoid the use of thresholds and reliance upon a formulaic approach.
- 1.3 The assessment of effects is informed by narrative text that clearly describes and explains how the factors and qualities identified through the baseline analysis have been taken into account to provide a transparent and objective assessment. This approach is in line with recommendations made in GLVIA, paragraph 3.36 which recognises there should be an emphasis on narrative text describing the landscape and visual effects and judgements made about their significance, as it is likely to be helpful in aiding the understanding of the issues.
- 1.4 Whilst the LVIA uses a series of indicators as to where the value, susceptibility, sensitivity, magnitude and significance are on a scale ranging from Low / Minor to High / Major, these are not fixed thresholds. They are used to indicate where within the range each of these aspects lie and whether they are of a lower or higher sensitivity, magnitude or significance.
- 1.5 By avoiding the use of a defined thresholds, the assessment can be adaptive and reflect the individual variations in the combination of factors that will be unique to each site and proposal.
- 1.6 As set-out within the “summary advice on good practice” at chapters 5 and 6 of GLVIA, when assessing landscape and visual effects, an informed professional judgement should be made about whether the effects should be categorised as positive or negative, or in some cases neutral.
- 1.7 For clarity and consistency, the assessment grades receptors and effects as set-out below:

SENSITIVITY OF RECEPTORS (INCLUDING JUDGEMENTS OF VALUE AND SUSCEPTIBILITY)

- Low
- Medium
- High

MAGNITUDE OF CHANGE AND SIGNIFICANCE OF EFFECT

- Negligible
 - Minor
 - Minor / Moderate
 - Moderate
 - Moderate / Major
 - Major
- 1.8 The framework below sets out those factors that are considered within the assessment of the sensitivity of landscape and visual receptors, as well as the judgements of the magnitude of landscape and visual change associated with the proposed development and the resulting significance of effects.
 - 1.9 These are not prescriptive definitions, nor do they indicate any thresholds. Furthermore, the factors are not definitive, as others may also be relevant to the assessment. In order to provide an objective and transparent process, the narrative text supporting the assessment will explain the rationale behind the judgements made and those factors and qualities taken into consideration in order to provide an objective assessment.

LANDSCAPE VALUE

- 1.10 At the lower end of the range (Low Value) are landscapes, with no distinctive or sensitive features, which are in poor condition, of limited interest relating to ecological, natural and cultural heritage and with limited or no recreational opportunities. Lower value landscapes may also lack positive perceptual qualities, including visual aspects and tranquillity and have limited functionality in relation to multifunctional green infrastructure and adjacent designated landscapes. These lower valued landscapes may be able to accommodate appropriately design development, and adverse effects can be mitigated for.
- 1.11 At the higher end of the range (High Value) are landscapes with important and acknowledged landscape features that cannot accommodate development and where mitigation measures are unable to avoid, compensate or offset the undue consequences which would arise. These include landscapes that are subject to national, statutory designations in recognition of their quality and value, such as Areas of Outstanding Natural Beauty and National Parks.

SENSITIVITY OF VISUAL RECEPTORS

- 1.12 At the lower end of range (Low Sensitivity) are those people engaged in an activity which is not focussed on the landscape or context of the person/people, views are infrequent, and the context of the view is consistent with the likely changes, the vantage point is not associated with a valued landscape or asset.
- 1.13 At the higher end of the range (High Sensitivity) people are engaged in an activity whereby the focus of the visual experience is directly associated with the landscape, the views are associated with a valued

landscape or important assets/landmarks and the number or people, and frequency of the visual experience is high.

MAGNITUDE OF LANDSCAPE CHANGE

- 1.14 At the lower end of the range (Minor magnitude) the degree of change will be small, and the loss of landscape features is only a small proportion of the total extent that this represents and contributes to the character, the changes are entirely consistent with the baseline situation, the geographic extent over which the effects occur is localised.
- 1.15 At the higher end of the range (Major magnitude) the change may be over an extensive area with a high proportion of landscape elements which contribute the character of the area being lost. The change is at odds and incongruent with the context in which it occurs introducing large scale, uncharacteristic elements and features.

MAGNITUDE OF VISUAL CHANGE

- 1.16 At the lower end of the range (Minor magnitude) the visual change will be small scale with no notable loss or addition to the view, the change is consistent with the baseline and will not give rise to contrast in elements, form, colour and line, views are likely to be fleeting, glimpsed or viewed infrequently.
- 1.17 At the higher end of the range (Major magnitude) the changes will be large scale, with losses of key elements in the view and/or additional features which may be incongruent in the composition. There is likely to be contrast in scale, form, line and colour and the changes will affect a large proportion of the view, be fully visible and the duration of the view will be prolonged and frequent.

SIGNIFICANCE OF LANDSCAPE EFFECTS

- 1.18 At the lower end of the range (Minor significance) the degree of change will be small, and the loss of landscape features is only a small proportion of the total extent that this represents and contributes to the character. The geographic extent over which the effects occur is localised. The changes are in keeping with the character and context of the landscape and existing baseline situation, being consistent with the existing features and elements (both built and natural).
- 1.19 At the higher end of the range (Major significance) the change may be over an extensive area with a high proportion of landscape elements which contribute the character of the area being lost. The change is at odds and incongruent with the context in which it occurs, introducing uncharacteristic and detracting features and elements into the landscape.

SIGNIFICANCE OF VISUAL EFFECTS

- 1.20 At the lower end of the range (Minor significance) the visual change will be small scale with no notable loss of addition to the view. The change is consistent with the baseline and will not give rise to contrast in elements, form, colour and line, views are likely to be fleeting, glimpsed or viewed infrequently.

- 1.21 At the higher end of the range (Major significance) the changes will be large scale, with losses of key elements in the view and/or additional features which may be incongruent in the composition. There is likely to be contrast in scale, form, line and colour and the changes will be distinctive and prominent.

APPENDIX 2: APPEAL PROPOSALS AND TECHNICAL ASSESSMENTS

- 1.1 A summary of the indicative proposals below is set out below. Reference is made to the Design and Access Statement (DAS) [Core Document C1] and Illustrative Masterplan [Core Document C17]. Further details are included within the DAS.

OPPORTUNITIES AND CONSTRAINTS

- 1.2 As set out in Section 5 of the DAS, the following landscape opportunities and constraints were identified to inform the developable area and design principles for the scheme proposals:

OPPORTUNITIES

- To increase the biodiversity of the site through new planting.
- To retain and enhance green corridors around the site perimeter.
- To provide recreation and play opportunities, including play areas and a trim trail.
- To provide a circular pedestrian route around the site perimeter.

CONSTRAINTS

- Sewer easement running diagonally across the site east west, and overhead electricity cables alongside Sowbrook Lane.
- Noise from the substation south of Sowbrook Lane.
- Existing trees around site perimeter to be retained.
- Small area of site within flood zone 2.
- Existing permissive paths alongside the canal accessing Rough's Hole angling pond and leading to Sowbrook Lane to be accommodated within public open space.

- 1.3 The opportunities and constraints are illustrated on page 15 of the DAS.

DESIGN

QUANTUM

- 1.4 The site has an overall area of 10.3 hectares. The constraints identified for the site limited the developable area to 5.6 hectares. At a density of 35 dwellings per hectare, the site would deliver 196 dwellings.
- 1.5 The remaining 4.7 hectares comprise public open space that is located around the edges of the site, including wildlife corridors, formal and informal open space, balancing ponds, play areas and circular walks.

MIX AND SCALE

- 1.6 The mix would be fixed at reserved matters and designed to meet local needs. Properties adjacent to the site on Sowbrook Lane are three storeys with houses at Kirk Hallam predominantly 2 storeys.

- 1.7 The site has the ability to accommodate varying storey heights.

DESIGN PRINCIPLES

- 1.8 The proposals for up to 196 dwellings was arrived at by assuming a density of 35 dwellings per hectare as an average across the developable site area.

- 1.9 This low / medium density reflects the edge of settlement character and allows for the provision of a string framework of green infrastructure and open space at the site edges, retaining the existing landscape boundary features and offering opportunities to respond to the site constraints whilst providing enhancements to the landscape and biodiversity and amenity benefits.

- 1.10 The Design Principles are set out at Section 7.2 of the DAS (page 20) and include the following. These are illustrated and labelled on the Illustrative Masterplan:

- Outward facing dwellings onto areas of public open space to provide overlooking and a positive edge.
- Responding to the gas easement to define the build line fronting open space and to inform the site layout.
- Accesses of Ilkeston Road and Sowbrook Lane linked by a central tree lined avenue.
- Retention and enhancement of trees and hedges to site boundaries and leisure corridor to the north to form a perimeter of wildlife corridors comprising public open space with a perimeter trail to provide connectivity and amenity benefits for residents, linking with existing paths and rights of way.
- Enhancement of the setting to the canal through provision of open space adjacent to the waterway on the northern boundary, incorporating existing trees and native planting to increase biodiversity value, a community garden, attenuation basins managed for wildlife and a play area (LEAP).
- Provision of a trim trail along the perimeter path, as well as LEAP and LAP play areas set within areas of open space and green infrastructure.
- Provision of public open space and setting back of development from Sowbrook Lane to provide 50m offset from the substation. Within this area, existing boundary planting will be retained and enhanced providing a soft transition and attractive frontage alongside Sowbrook Lane.

SUPPORTING TECHNICAL ASSESSMENTS

- 1.11 The planning application was accompanied by a suite of technical reports that informed the design principles and development of the Illustrative Masterplan for the appeal scheme. These include the following that are of relevance to the landscape and visual context of the site and proposed development, including mitigation and enhancement measures.

HERITAGE STATEMENT

- 1.12 Prepared by The Jessop Consultancy the Heritage Statement [Core Document C6] has assessed that the proposals would have no impacts on the fabric of any designated assets, including the Stanton-by-Dale Conservation Area and the Listed Buildings at New Stanton Cottages to the south of the site on Sowbrook Lane.
- 1.13 The legibility of the historic setting of the cottages has been compromised by post-war development, with the Heritage Statement stating that :

"The contribution of setting to the significance of the listed building is limited and as such the sensitivity of the listed building to further change in their setting is low. The proposed development is considered to result in a minor adverse level of effect on heritage significance and setting. Any harm would be less than substantial in nature and towards the lower end of this scale."

- 1.14 Of note is the survival of part of The Stanhope Arm of the Nutbrook Canal as a pond to the southwest of the appeal site. The connection of the arm to the canal has been altered by the creation of Rough's Hole, a small fishing lake located to the northwest of the site and contained by trees, hedging and shrubs.
- 1.15 The Heritage Statement was authored by Mr Slatcher, who has prepared evidence for the appeal in relation to Heritage Matters.

ECOLOGICAL APPRAISAL

- 1.16 Harris Lamb undertook a Preliminary Ecological Appraisal [Core Document C12] to support the planning application and identify any ecological constraints and associated mitigation measures that should be incorporated into the proposals.
- 1.17 The appraisal concluded that there are no insurmountable constraints to development from an ecology or biodiversity perspective. It is anticipated that impacts to species and habitats could be avoided, mitigated and enhanced with recommended measures secured through appropriately worded planning conditions . The findings of the appraisal are summarised below.
- 1.18 There are three Local Wildlife Sites (LWS) that border the appeal site, these are all identified by the appraisal as including or comprising standing open water habitats:
- ER045 Sowbrook Pond LWS - adjacent to the north western site boundary;
 - ER046 Nutbrook Canal & Fields LWS - north of the site; and
 - ER188 Ilkeston Road Pond and Nutbrook Canal LWS beyond Ilkeston Road to the east.
- 1.19 Despite the proximity of the wildlife sites, the appraisal concludes that the proposed development would not be likely to directly impact on the Nutbrook Canal and fields to the north of Privates Pond to the east, beyond Ilkeston Road.

Mitigation Measures

- 1.20 The proposals have retained the defunct pond of the former Stanhope Arm of the canal within the existing area of woodland and scrub habitat of the Sowbrook Pond LWS to the northwest / western part of the site. The scheme also delivers areas of Public Open Space for recreational use elsewhere on the site to minimise any direct impacts on local wildlife sites. The appraisal concludes that there would be no adverse impact on any of the Local Wildlife Sites arising from the proposed development.
- 1.21 Whilst recognising the outline nature of the application, the ecological appraisal identifies that the proposals retain the majority of hedgerows within wide green corridors that will maintain commuting and foraging routes for wildlife. The loss of modified semi-improved grassland and minimal areas of scrub and hedgerow associated with the development proposals are identified as being adverse at a site-wide level, with no adverse effects to nature conservation outside of a site level.
- 1.22 The appraisal recommends that a Landscape and Ecological Management Plan (LEMP) is secured via a suitable planning obligation. The LEMP would detail how the mitigation and enhancement measures were to be delivered and managed.
- 1.23 Other mitigation measures identified by the ecological appraisal and incorporated into the proposals include:
- Key foraging areas for bats are retained, including corridors along the site boundaries . A lighting strategy will be required to retain dark corridors and minimise light spill onto potential foraging areas in and around the site. This should be secured through a planning condition.
 - The appraisal also recommends a reptile mitigation strategy to ensure the protection and safeguarding of reptiles during construction.
 - Mitigation for the loss of sky lark nesting habitat on the open grassland areas is to be delivered off-site.

Ecological Enhancement Measures

- 1.24 Ecological enhancements along the northern site boundary with the canal include areas of accessible greenspace, attenuation basins that can be managed for wildlife benefits and associated wildflower and grassland areas to increase biodiversity value. Areas of meadow grassland will provide a habitat for a range of invertebrates and reptiles, as well as foraging for birds, bats and hedgehog.
- 1.25 The proposals provide commuting and habitat corridors to the site boundaries for wildlife, with specific enhancements identified for reptiles along the canal and adjacent LWS to include basking banks and hibernacula around attenuation features and scrub habitat areas.
- 1.26 The installation of nesting bird boxes and bat boxes on retained trees and built into buildings at key locations are recommended.

TRANSPORT ASSESSMENT

- 1.27 The Transport Assessment prepared by Martin Andrews Consulting Ltd [**Core Document C16**] recognises that the site is connected by several Public Rights of Way and a National Cycling Route, with there being potential to improve the width of the existing footway along Sowbrook Lane between the site and Kirk Hallam to the west as part of the proposals to further enhance connections and accessibility within the local area.

Access Arrangements

- 1.28 At Section 5.0, the Transport Assessment provides details of the access arrangements. The main vehicular access is off Ilkeston Road, with the secondary access off Sowbrook Lane. Sowbrook Lane also provides the principal pedestrian and cycle access. There are also opportunities for the proposals to provide an additional pedestrian footway within the site to provide access to the existing bus stop on Lows Lane to the east.
- 1.29 Details of the main access off Ilkeston Road and secondary access off Sowbrook Lane are illustrated on MAC Drawing no. '450 TA10 Proposed Site Access' which is included at Appendix of the Transport Assessment. The drawing shows details of the following:
- Widening of Sowbrook Lane and Ilkeston Road opposite the site accesses to an overall width of 10m to allow for a ghosted right turn access arrangement, tapering at 1 in 20; and
 - Provision of Visibility Splays 2.4m wide by 120m long.



- Key
- 1. Main Site access from Ilkeston Road
 - 2. Secondary site access from Sowbrook Road
 - 3. Pumping Station
 - 4. Local Equipped Area of Play
 - 5. Gas Main
 - 6. Detention Basin
 - 7. Existing Category A tree
 - 8. Local Area of Play
 - 9. Circular Pedestrian Route
 - 10. Access to canal side footpath
 - 11. Existing Pond
 - 12. Buildings to front out with 50m offset to sun station
 - 13. Sub Station
 - 14. Public Open Space
 - 15. Abandoned Mineshaft
 - 16. Retained Hedge
 - 17. Children's Trim Trail
 - 18. Retention of existing Public Right of Way
 - 19. Tree lined Avenue
 - 20. Existing informal footpath to be retained
 - 21. Community Gardens

STANTON REGENERATION SITE -
RESOLUTION TO GRANT SECURED
FOR EMPLOYMENT SITE.



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Project:
Ilkeston Road,
Stanton By Dale

Client:
Wulff Asset Management

Drawing:
Indicative Masterplan

Scale:
1:1000 @ A1

Drawing No:
RDC1146/002

Revision:
-
Date:
June 2022

Drawn By:
SC

Checked By:
-
Cad Ref:

Rev. No.	Date	Amendment	Initial
-	-	-	-

Rev	Date	By	Description
A	23/09/2021	AZ	Drawing updated as per comments received on the meeting
B	23/09/2021	AZ	Revised information on 23/09/2021
C	24/09/2021	AZ	Revised information on 24/09/2021
D	04/10/2021	AZ	Drawing updated as per comments received from the planning committee on 03/10/2021 and updated road layout
E	05/10/2021	AZ	Revised information on 05/10/2021 and updated road layout

UNIT AREA SCHEDULE		
Unit Number	GIA m2	GIA sqft
UNIT 1	7883.81 m ²	84,861 ft ²
UNIT 2	14100.41 m ²	151,776 ft ²
UNIT 3	24173.23 m ²	260,199 ft ²
UNIT 4	13865.43 m ²	148,246 ft ²
UNIT 5	10668.68 m ²	115,989 ft ²
UNIT 6	46453.27 m ²	500,019 ft ²
UNIT 7	17315.15 m ²	186,379 ft ²
UNIT 8	18424.17 m ²	198,316 ft ²
UNIT 9	2653.43 m ²	28,346 ft ²
UNIT 10	1155.70 m ²	12,440 ft ²
UNIT 11	1735.68 m ²	18,683 ft ²
UNIT 12	885.25 m ²	9,529 ft ²
UNIT 13	885.25 m ²	9,529 ft ²
UNIT 14	885.25 m ²	9,529 ft ²
UNIT 15	4645.22 m ²	50,001 ft ²
UNIT 16	4645.22 m ²	50,001 ft ²
UNIT 17	4645.22 m ²	50,001 ft ²
UNIT 18	2721.06 m ²	29,289 ft ²
UNIT 19	3183.71 m ²	34,269 ft ²
UNIT 20	7972.38 m ²	85,814 ft ²
UNIT 21	1908.94 m ²	20,548 ft ²
UNIT 22	1908.94 m ²	20,548 ft ²
UNIT 23	1908.94 m ²	20,548 ft ²
UNIT 24	1908.94 m ²	20,548 ft ²
UNIT 25	1908.94 m ²	20,548 ft ²
TOTAL	198622.21 m ²	2,137,952 ft ²

Rail Hub: 3.49 Hectare| 8.62 Acres

- Planning Boundary
- Plot Boundary
- Water Bodies
- Proposed Railway Hub Open Storage
- Proposed New Road Connection
- Proposed Railway Line
- 5m x 5m Local Substation
- National Cycle Route 67: Existing
- National Cycle Route 67: Section to be removed
- National Cycle Route 67: New Route
- New Footpath Connection between Development Site and Merin Way
- Stanton by Dale Footpaths 20 and 24
- Proposed Land to be Safeguarded for Future Highway Improvements



Notes

Ordinance Survey and Topographical Survey Data licensed from Site Vendor.
All levels and retaining structures subject to cut and fill analysis by engineer.
Infrastructure works and landscape design subject to detailed design by specialist consultants.
To be read in conjunction with Development Framework Plan & Schedule

SGP

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Ilkeston
Stanton by Dale
Lows Lane

Drawing Name:
Masterplan - Option C

Drawing Stage: PLANNING

Subsidiary: 00

SGP File Ref: 20-188-000003

20-188 06/08/2021 AZ MMS

20-188 SGP-XX-XX-DR-A-001017

Project Code: 20-188 SGP-XX-XX-DR-A-001017



1 Land West of Ilkeston Road
1 : 2000

A	14/03/2021	AM	Plan: Site Access and Key Elements: Road layout updated.
B	14/03/2021	AM	Road layout updated: Proposed Bat Roost Building position amended. Plot 2 boundary, and key elements.
C	17/03/2021	TW	Road layout updated to reflect new highway data. Plot 2 boundary.
D	20/03/2021	AZ	Parameters schedule updated.
E	20/03/2021	AZ	Parameters schedule updated.
F	20/03/2021	AZ	Parameters schedule updated as per comments received on the meeting held on 21/03/2021.
G	04/10/2021	AZ	Parameters schedule updated as per comments received from the planning committee on 04/10/2021, and updated road layout received from the Council.
H	05/10/2021	AZ	Plot 2 boundary updated as per comments received from the Client. Schedule amended to the road layout.
I	21/10/2021	AZ	Plot 2 boundary updated as per comments received from the Client on 21/10/2021.
J	02/11/2021	AZ	Key elements.
K	02/11/2021	JMS	Amendments made to tree design as per email on 20/10/2021.
L	08/10/2021	AZ	Amendments made to tree design as per email on 20/10/2021.
M	20/03/2021	JMS	Proposed maximum development heights added.
N	31/03/2021	JMS	Two surveys added.
O	13/04/2021	AZ	The survey received from FPCR indicated on the Parameter Plan.
P	13/04/2021	AZ	The survey received from FPCR indicated on the Parameter Plan.

PLOT 1
Developable Area: 5.27 hectare 13.01 acres
Proposed Use: Eg(III), B8 (Storage and Distribution), B8 Parcel Delivery, B8 Trade Counters, B2
PLOT 2
Developable Area: 28.23 hectare 69.77 acres
Proposed Use: Eg(III), B8 (Storage and Distribution), B8 Parcel Delivery, B8 Trade Counters, B2
PLOT 3
Developable Area: 17.49 hectare 43.21 acres
Proposed Use: Eg(III), B8 (Storage and Distribution), B8 Parcel Delivery, B8 Trade Counters, B2
TOTAL
Maximum Built Development Floor Space: Each individual Plot total GIA quantum to not exceed 60% of the Plot area with a maximum total built quantum to not exceed 261,471sqm.
Overall quantum of B2 or Eg(III) buildings shall not exceed collectively 35% GEA across the entire site.

- Planning Boundary
Area : 76.75 Ha | 194.58 Ac
including land to the west of Ilkeston Rd
- Ownership Boundary
Area : 0.34 Ha | 0.84 Ac
- Proposed Development Zones
- Area proposed for biodiversity enhancements
Area : 14.24 Ha | 35.19 Ac
- Proposed landscape buffers
- Trees to be removed
as FPCR Tree Retention Plan
- Retained Trees
- Proposed Areas of new Woodland: Buffer
Tree Planting to be specified in Landscaping
Plan
- Existing Water Bodies Retained
- Proposed water bodies
- Proposed main site access
- Proposed Rail Hub
Area : 3.49 Ha | 8.63 Ac
- Proposed Rail line
- Proposed New Road Infrastructure
- National Cycle Route 67: Existing
- National Cycle Route 67: Section to be removed
- National Cycle Route 67: New Route
- Proposed Footpath
- Stanton by Dale Footpaths 20 and 24
- Proposed Shared cycle path
Connection between Development
Site and Merlin Way
- Existing access to be retained
- Proposed Bat Roost Building
- Proposed Land to be Safeguarded
for Future Highway Improvements
- Maximum development height - 10m
- Maximum development height - 20m

Low's Lane Road Junctions
to be determined



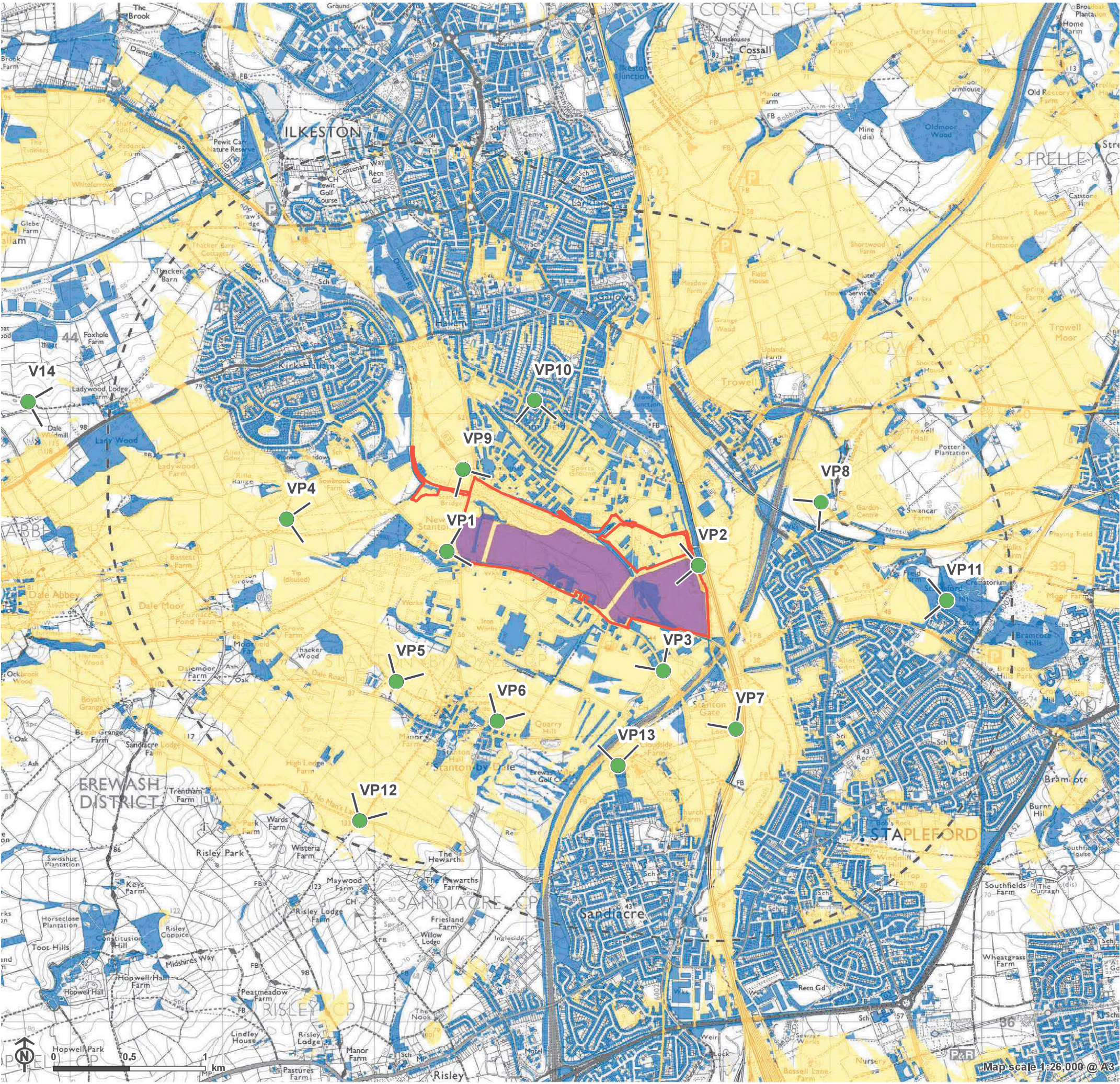
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SCALE 1:2000
0m 100m 200m



Figure 12.3: ZTV and Representative Viewpoints



034734 2021.11.29

Appendix 12.2: Baseline photography and visualisations



Baseline photograph



OS reference:	446477 E 339097 N
AOD:	54.5m
Direction of view:	74°
Horizontal field of view:	90° (cylindrical projection)

Vertical field of view:	28.4°
Principal distance:	522 mm
Paper size:	841 x 297 mm (half A1)
Correct printed image size:	820 x 260 mm

Camera:	Nikon D750
Lens:	Nikkor AF 50mm f/1.8D
Camera height:	1.5 m (above AOD)
Date and time:	25/03/2021 17:15

Figure: 12.4a

Viewpoint 1: View looking north east from residential properties at the junction of Lows Lane / Sowbrook Lane



Landscape Institute Visualisation Type 3 - AVR Level 0 Photomontage showing maximum ridge height of proposed development

LUC	OS reference:	446477 E 339097 N	Vertical field of view:	28.4°	Camera:	Nikon D750
	AOD:	54.5m	Principal distance:	522 mm	Lens:	Nikkor AF 50mm f/1.8D
	Direction of view:	74°	Paper size:	841 x 297 mm (half A1)	Camera height:	1.5 m (above AOD)
	Horizontal field of view:	90° (cylindrical projection)	Correct printed image size:	820 x 260 mm	Date and time:	25/03/2021 17:15

Figure: 12.4b

Viewpoint 1: View looking north east from residential properties at the junction of Lows Lane / Sowbrook Lane



Baseline photograph

LUC	OS reference:	448092 E 339022 N	Vertical field of view:	28.4°	Camera:	Nikon D750
	AOD:	41.3m	Principal distance:	522 mm	Lens:	Nikkor AF 50mm f/1.8D
	Direction of view:	North-west	Paper size:	841 x 297 mm (half A1)	Camera height:	1.5 m (above AOD)
	Horizontal field of view:	90° (cylindrical projection)	Correct printed image size:	820 x 260 mm	Date and time:	25/03/2021 13:40

Figure: 12.5a

Viewpoint 2: View looking west from the Nutbrook Trail / Public Footpath 21 (Stanton by Dale)



Baseline photograph

LUC	OS reference:	448092 E 339022 N	Vertical field of view:	28.4°	Camera:	Nikon D750
	AOD:	41.3m	Principal distance:	522 mm	Lens:	Nikkor AF 50mm f/1.8D
	Direction of view:	North-north-east	Paper size:	841 x 297 mm (half A1)	Camera height:	1.5 m (above AOD)
	Horizontal field of view:	90° (cylindrical projection)	Correct printed image size:	820 x 260 mm	Date and time:	25/03/2021 13:40

Figure: 12.5b

Viewpoint 2: View looking west from the Nutbrook Trail / Public Footpath 21 (Stanton by Dale)



LUC	OS reference:	447909 E 338280 N	Vertical field of view:	14.2°	Camera:	Nikon D750
	AOD:	44m	Principal distance:	522 mm	Lens:	Nikkor AF 50mm f/1.8D
	Direction of view:	North-north-west	Paper size:	841 x 297 mm (half A1)	Camera height:	1.5 m (above AOD)
	Horizontal field of view:	90° (cylindrical projection)	Correct printed image size:	820 x 260 mm	Date and time:	25/03/2021 14:10

Figure: 12.6
Viewpoint 3: View looking north west from Lows Lane



Figure: 12.7

Viewpoint 4: View looking east from Public Footpath 49 (Dale Abbey)



OS reference:	44 111 E 338244 N
AOD:	98m
Direction of view:	North-east
Horizontal field of view:	90° (cylindrical projection)

Vertical field of view:	14.2°
Principal distance:	522 mm
Paper size:	841 x 297 mm (half A1)
Correct printed image size:	820 x 260 mm

Camera:	Nikon D750
Lens:	Nikkor AF 50mm f/1.8D
Camera height:	1.5 m (above AOD)
Date and time:	25/03/2021 11:55

Figure: 12.
Viewpoint : View looking north east from u li Footpath 11 tanton ale



Figure: 12.

Viewpoint 6: View looking north east from utility Footpath 6, Stanton, Leicestershire



Baseline photograph

Landscape Institute Visualisation Type 3 - AVR Level 1 Photomontage

LUC	OS reference:	448379 E 337928 N	Vertical field of view:	14.2°	Camera:	Nikon D750
	AOD:	40.16m	Principal distance:	522 mm	Lens:	Nikkor AF 50mm f/1.8D
	Direction of view:	335.5°	Paper size:	841 x 297 mm (half A1)	Camera height:	1.5 m (above AOD)
	Horizontal field of view:	90° (cylindrical projection)	Correct printed image size:	820 x 260 mm	Date and time:	25/03/2021 13:10

Figure: 12.10

Viewpoint 7: View looking north from the Nutbrook Trail, parallel the route of the Erewash Canal / Public Footpath 21 (Stanton-by-Dale)



Baseline photograph



Landscape Institute Visualisation - Panel 3 - Visualisation 1 - Photomontage

LUC	OS reference:	448941 E 339421 N	Vertical field of view:	14.2°	Camera:	Nikon D750
	AOD:	7m	Principal distance:	522 mm	Lens:	Nikkor AF 50mm f/1.8D
	Direction of view:	24	Paper size:	841 x 297 mm (half A1)	Camera height:	1.5 m (above AOD)
	Horizontal field of view:	90° (cylindrical projection)	Correct printed image size:	820 x 260 mm	Date and time:	2 /04/2021 14:45

Figure: 12.11

Viewpoint : View looking south west from ...

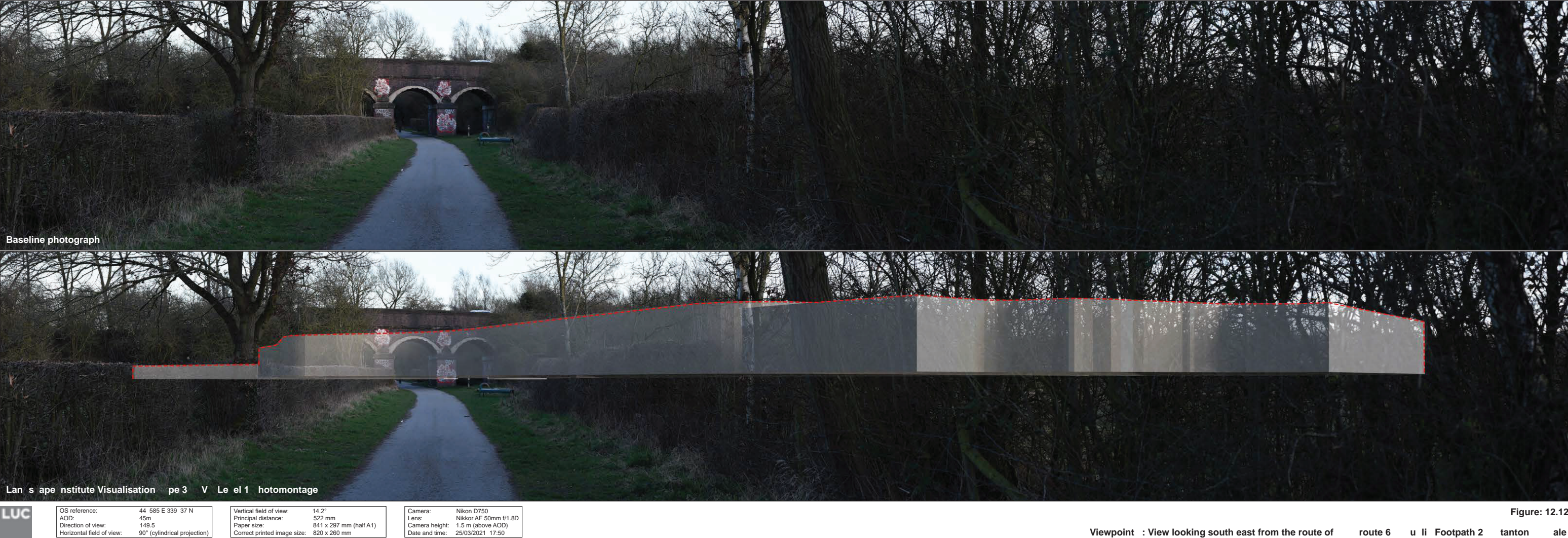
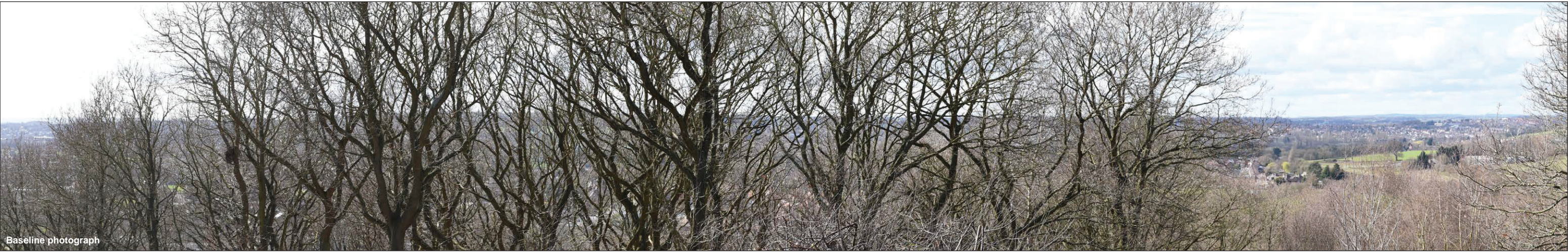




Figure: 12.13

Viewpoint 1 : View looking south from residential properties on the edge of the village of Allam Fells



LUC	OS reference:	449823 E 3387 9 N	Vertical field of view:	14.2°	Camera:	Nikon D750
	AOD:	83m	Principal distance:	522 mm	Lens:	Nikkor AF 50mm f/1.8D
	Direction of view:	est	Paper size:	841 x 297 mm (half A1)	Camera height:	1.5 m (above AOD)
	Horizontal field of view:	90° (cylindrical projection)	Correct printed image size:	820 x 260 mm	Date and time:	2 /03/2021 14:20

Figure: 12.1
Viewpoint 11: View looking west from the o in oo a at taplefor ill



OS reference:	445933 E 337334 N
AOD:	132m
Direction of view:	North-east
Horizontal field of view:	90° (cylindrical projection)

Vertical field of view:	14.2°
Principal distance:	522 mm
Paper size:	841 x 297 mm (half A1)
Correct printed image size:	820 x 260 mm

Camera:	Nikon D750
Lens:	Nikkor AF 50mm f/1.8D
Camera height:	1.5 m (above AOD)
Date and time:	25/03/2021 11:15

Figure: 12.1
Viewpoint 12: View looking north east from road users on O'Connell's Lane and recreational receptors on Ullin's Lane



LUC	OS reference:	447 03 E 337 87 N
	AOD:	81m
	Direction of view:	North
	Horizontal field of view:	90° (cylindrical projection)
Vertical field of view:		14.2°
Principal distance:		522 mm
Paper size:		841 x 297 mm (half A1)
Correct printed image size:		820 x 260 mm
Camera:		Nikon D750
Lens:		Nikkor AF 50mm f/1.8D
Camera height:		1.5 m (above AOD)
Date and time:		25/03/2021 15:10

Figure: 12.16
Viewpoint 13: View looking north from tone lou s Lo al ature



OS reference:	443739 E 340070 N
AOD:	95m
Direction of view:	East
Horizontal field of view:	90° (cylindrical projection)

Vertical field of view:	14.2°
Principal distance:	522 mm
Paper size:	841 x 297 mm (half A1)
Correct printed image size:	820 x 260 mm

Camera:	Nikon D750
Lens:	Nikkor AF 50mm f/1.8D
Camera height:	1.5 m (above AOD)
Date and time:	2 /03/2021 15:20

Figure: 12.1
Viewpoint 1 : View looking south east from in mill Farm at an Fi le ill



Baseline photograph



OS reference: 44 477 E 339097 N
AOD: 54.5m
Direction of view: 74
Horizontal field of view: 90° (cylindrical projection)

Vertical field of view: 28.4°
Principal distance: 522 mm
Paper size: 841 x 297 mm (half A1)
Correct printed image size: 820 x 260 mm

Camera: Nikon D750
Lens: Nikkor AF 50mm f/1.8D
Camera height: 1.5 m (above AOD)
Date and time: 25/03/2021 17:15

Figure: 12.1 a

Viewpoint 1: View looking north east from residential properties at the junction of Lows Lane and Bowrook Lane. Illustration of masterplan.



LUC	OS reference:	44 477 E 339097 N	Vertical field of view:	28.4°	Camera:	Nikon D750
	AOD:	54.5m		Principal distance:		Nikkor AF 50mm f/1.8D
	Direction of view:	74		Paper size:		Camera height:
	Horizontal field of view:	90° (cylindrical projection)		Correct printed image size:		1.5 m (above AOD)
					Date and time:	25/03/2021 17:15

Figure: 12.1
Viewpoint 1: View looking north east from residential properties at the intersection of Lows Lane and Bowrook Lane illustrating masterplan



Baseline photograph

Landscape Institute Visualisation Type 3 - AVR Level 1 Photomontage showing illustrative masterplan

LUC	OS reference:	446809 E 337980 N	Vertical field of view:	14.2°	Camera:	Nikon D750
	AOD:	81m	Principal distance:	522 mm	Lens:	Nikkor AF 50mm f/1.8D
	Direction of view:	30°	Paper size:	841 x 297 mm (half A1)	Camera height:	1.5 m (above AOD)
	Horizontal field of view:	90° (cylindrical projection)	Correct printed image size:	820 x 260 mm	Date and time:	25/03/2021 15:50

Figure: 12.19

Viewpoint 6: View looking north east form Public Footpath 6 (Stanton-by-Dale) – Illustrative Masterplan

Figures

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Visual Context – Wider Views

Figure 7:
Representative Photoviews – Winter (December 2022) and Summer (2023)

Figure 8:
Site Context – Consented Development, Allocated Land and Appeal Site

Figure 1: Site Location

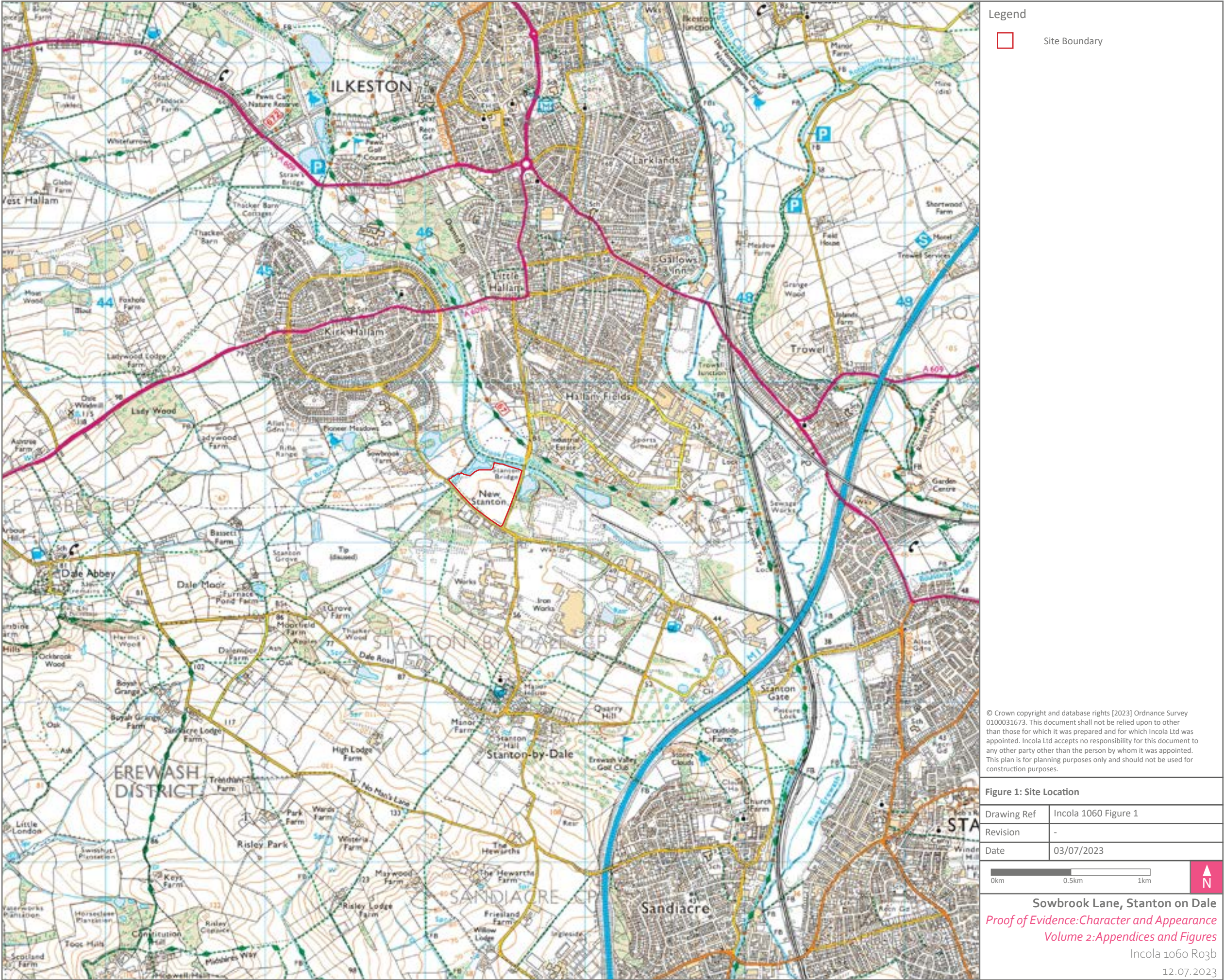


Figure 2: Site Context

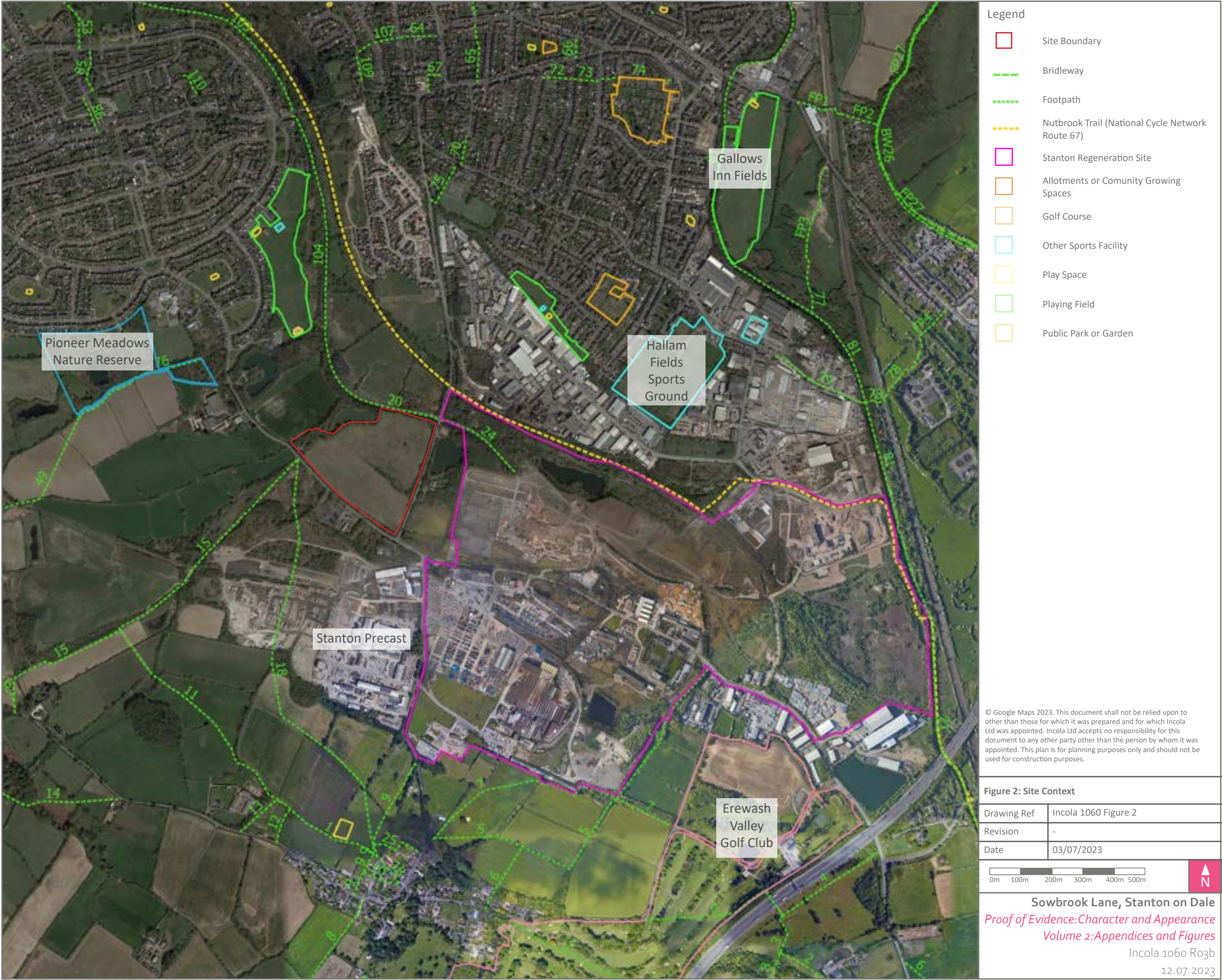


Figure 3: Topography

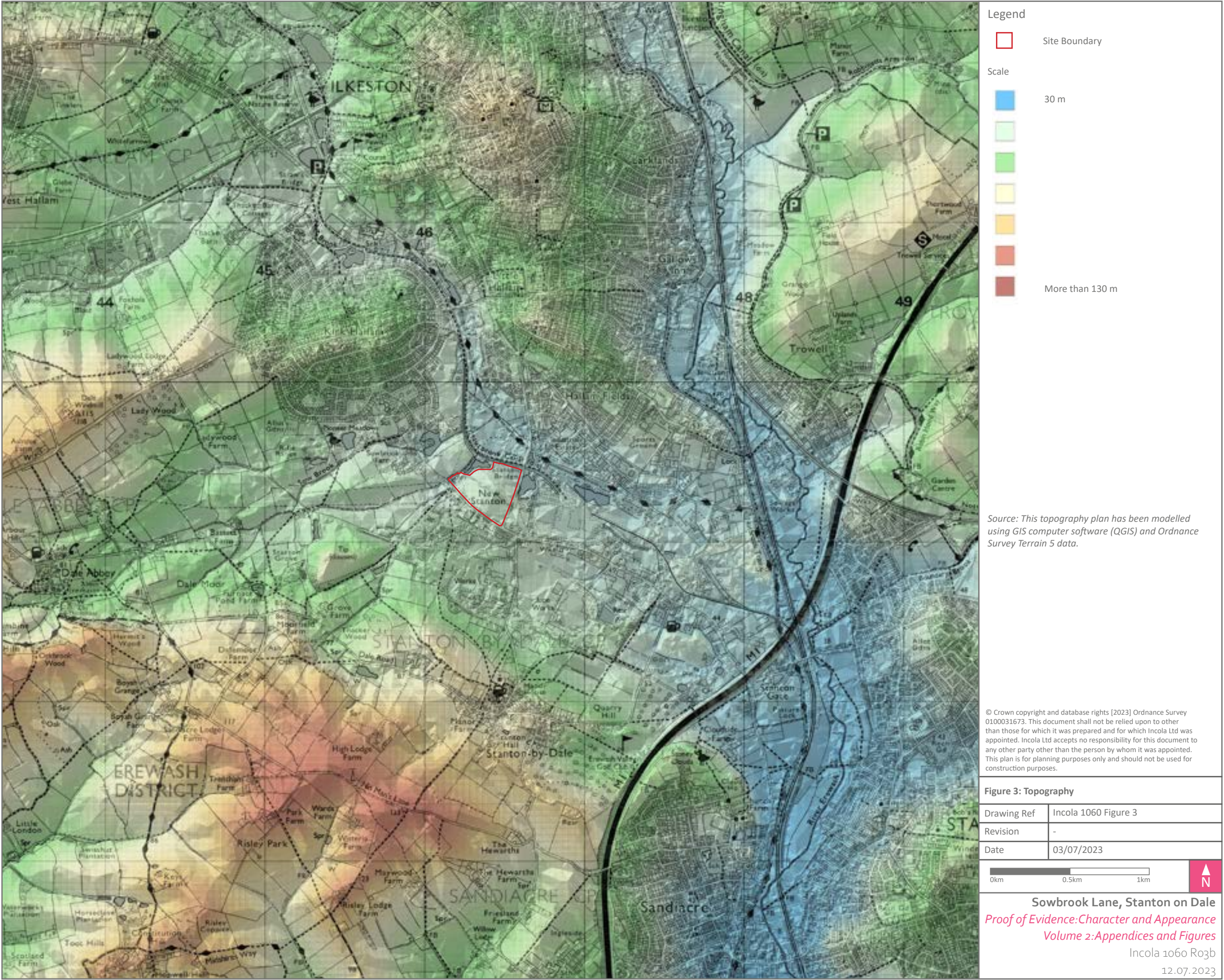


Figure 4: Zone of Theoretical Visibility

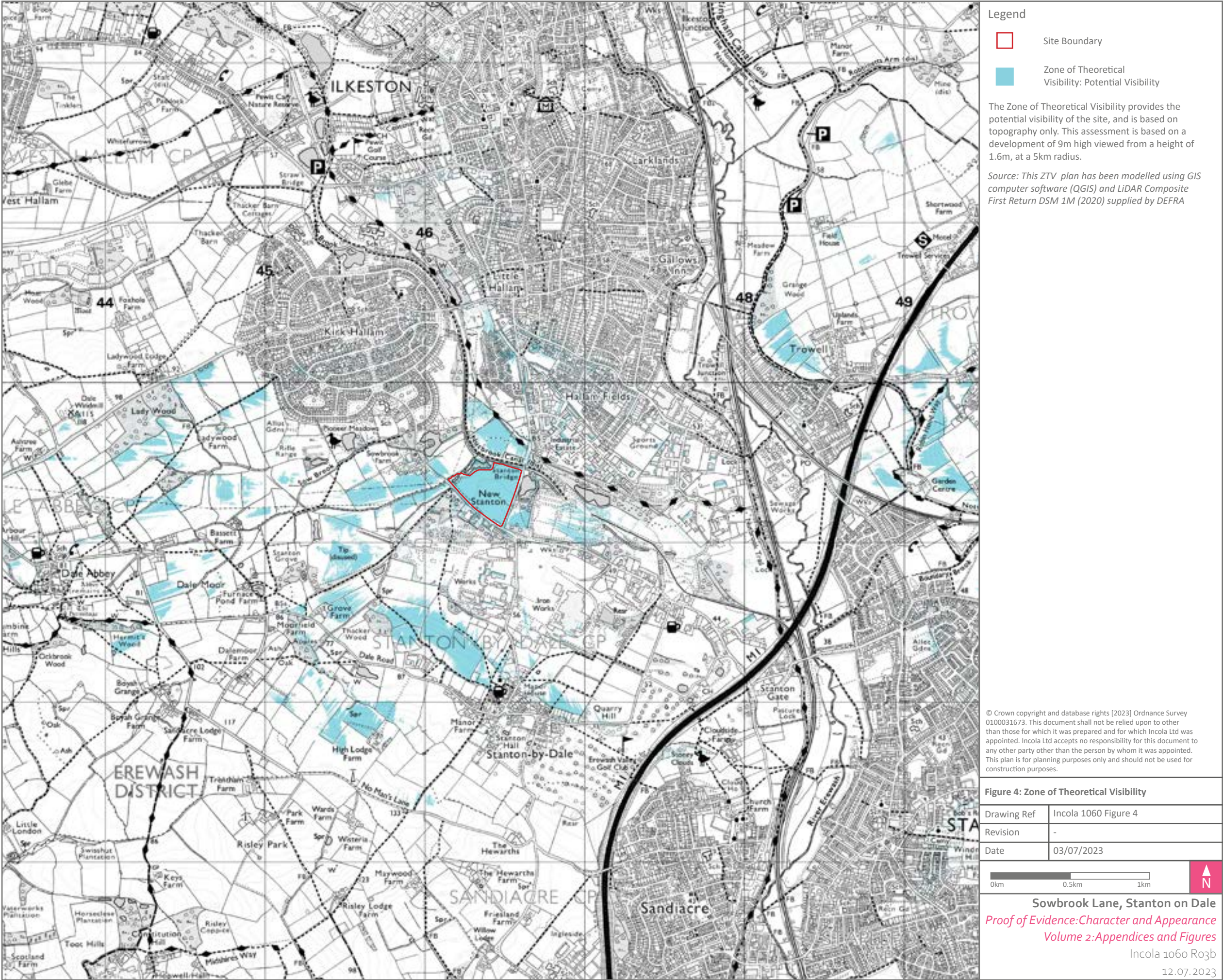
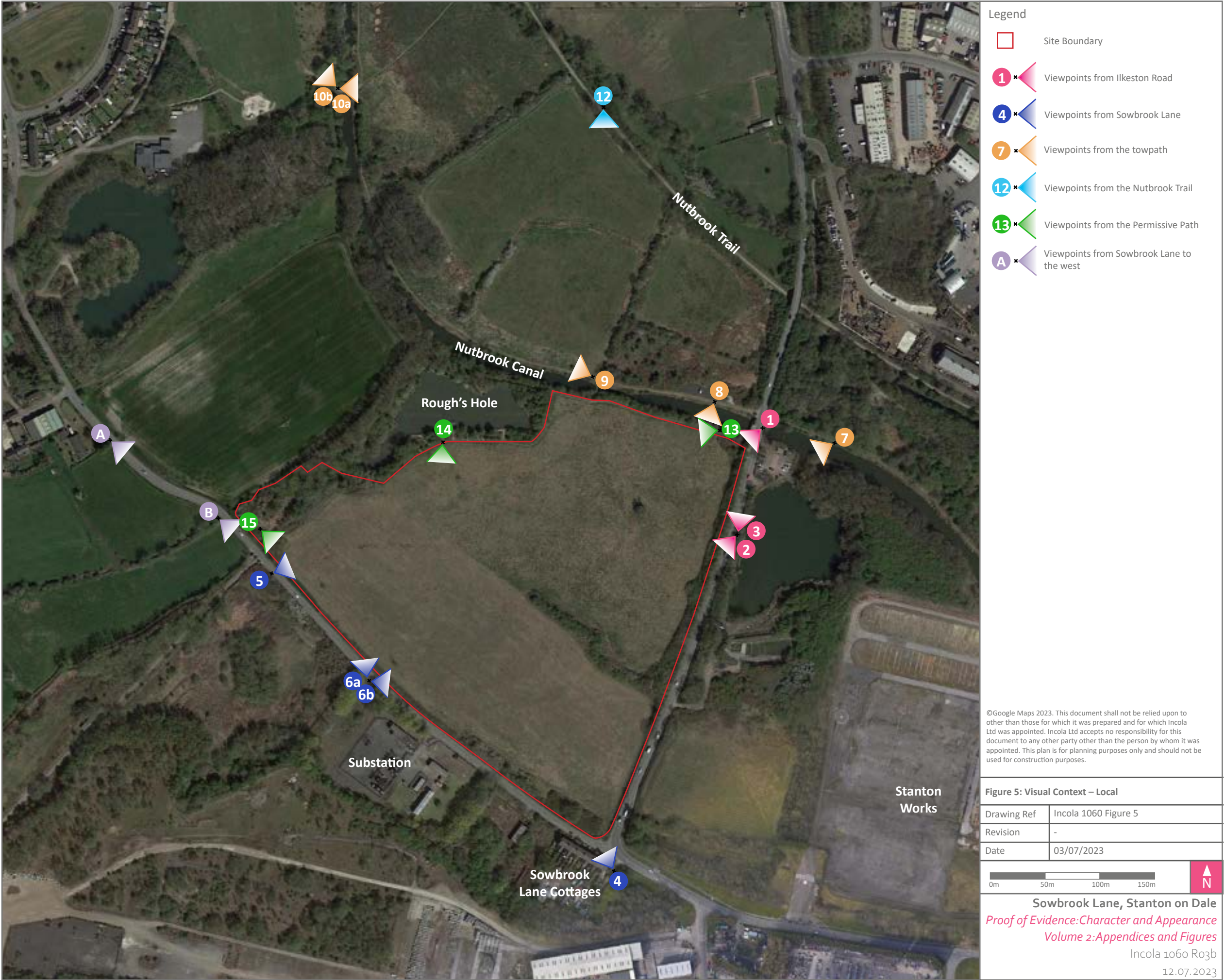
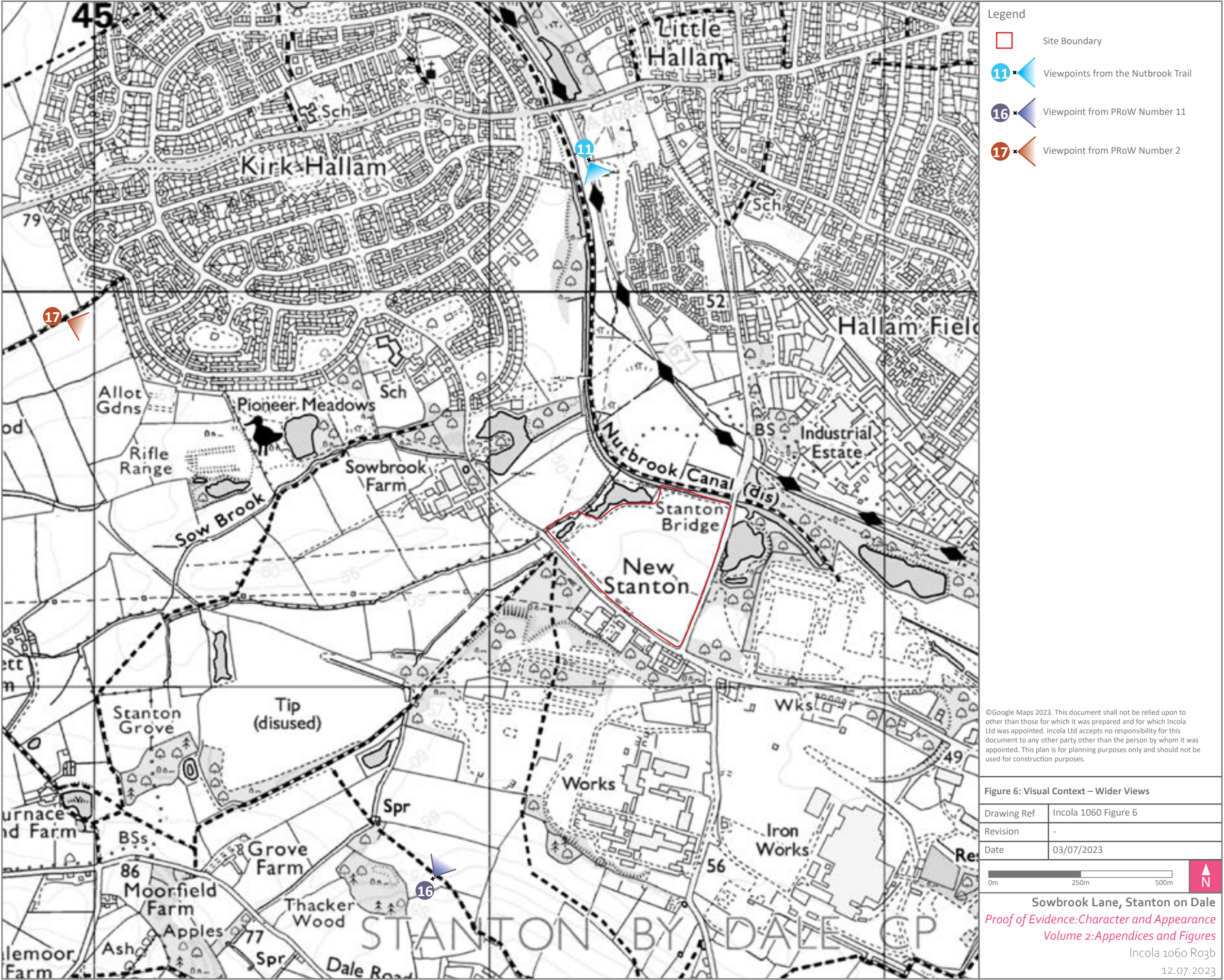


Figure 5: Visual Context – Local







Orientation: South west Distance from Site: 25m Grid Reference: SK 46627 39470 Date and Time: 05/12/2022 14:16

Winter (December 2022) - Photoviewpoint 1



Orientation: South west Distance from Site: 25m Grid Reference: SK 46627 39470 Date and Time: 27/06/2023 15:02

Summer (June 2023) - Photoviewpoint 1

Figure 7: Representative Photoviews – Winter (December 2022) and Summer (June 2023)

Visual Receptor: Ilkeston Road



Orientation: South Distance from Site: 15m
Date and Time: 05/12/2022 14:19 Grid Reference: SK 46604 39374 **Winter (December 2022) - Photoviewpoint 2**



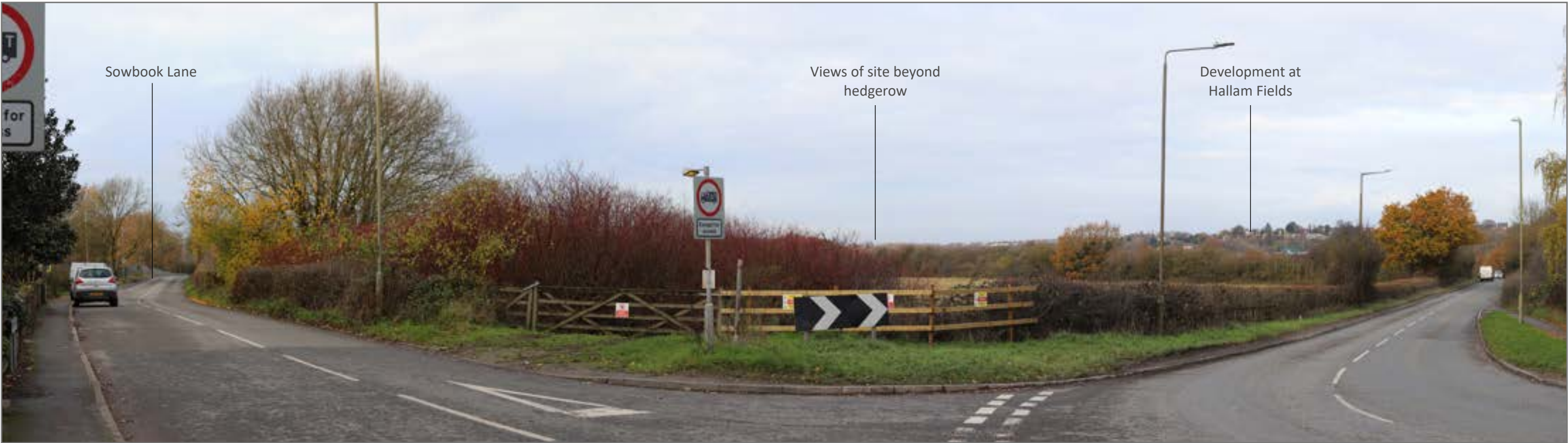
Orientation: North Distance from Site: 15m
Date and Time: 05/12/2022 14:20 Grid Reference: SK 46604 39374 **Winter (December 2022) - Photoviewpoint 3**



Orientation: South Distance from Site: 15m
Date and Time: 27/06/2023 13:44 Grid Reference: SK 46604 39374 **Summer (June 2023) - Photoviewpoint 2**

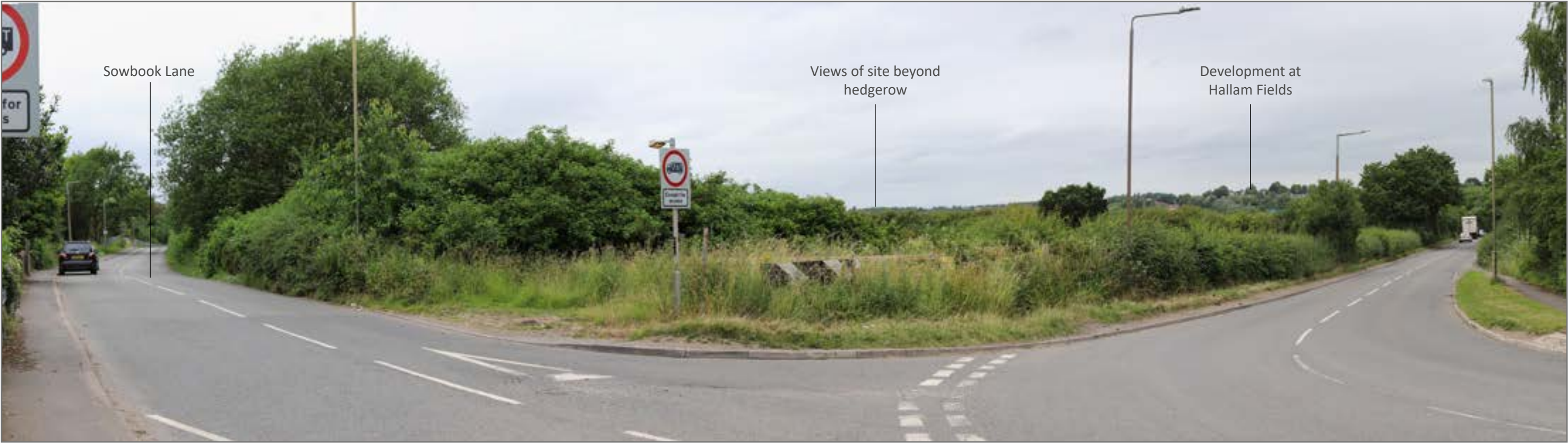


Orientation: North Distance from Site: 15m
Date and Time: 27/06/2023 13:53 Grid Reference: SK 46604 39374 **Summer (June 2023) - Photoviewpoint 3**



Orientation: North west Distance from Site: 25m Grid Reference: SK 46495 39078 Date and Time: 05/12/2022 14:32

Winter (December 2022) - Photoviewpoint 4



Orientation: North west Distance from Site: 25m Grid Reference: SK 46495 39078 Date and Time: 27/06/2023 13:32

Summer (June 2023) - Photoviewpoint 4



Orientation: East Distance from Site: 20m Grid Reference: SK 46183 39339 Date and Time: 05/12/2022 15:01

Winter (December 2022) - Photoviewpoint 5



Orientation: East Distance from Site: 20m Grid Reference: SK 46183 39339 Date and Time: 27/06/2023 13:19

Summer (June 2023) - Photoviewpoint 5

Figure 7: Representative Photoviews – Winter (December 2022) and Summer (June 2023)

Visual Receptor: Sowbrook Lane



Orientation: North Distance from Site: 15m Grid Reference: SK 46271 39237 Date and Time: 05/12/2022 14:52

Winter (December 2022) - Photoviewpoint 6a



Orientation: North Distance from Site: 15m Grid Reference: SK 46271 39237 Date and Time: 27/06/2023 13:24

Summer (June 2023) - Photoviewpoint 6a

Figure 7: Representative Photoviews – Winter (December 2022) and Summer (June 2023)

Visual Receptor: Sowbrook Lane



Orientation: East Distance from Site: 15m Grid Reference: SK 46271 39237 Date and Time: 05/12/2022 14:52

Winter (December 2022) - Photoviewpoint 6b



Orientation: East Distance from Site: 15m Grid Reference: SK 46271 39237 Date and Time: 27/06/2023 13:24

Summer (June 2023) - Photoviewpoint 6b



Orientation: West Distance from Site: 75m Grid Reference: SK 46680 39462 Date and Time: 05/12/2022 14:12

Winter (December 2022) - Photoviewpoint 7



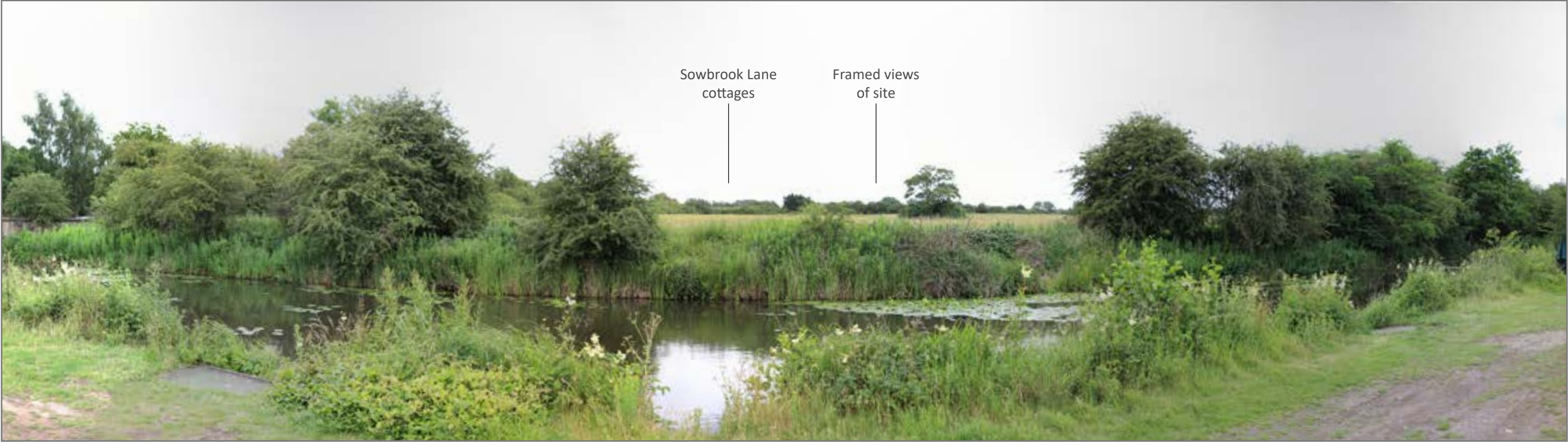
Orientation: West Distance from Site: 75m Grid Reference: SK 46680 39462 Date and Time: 27/06/2023 11:49

Summer (June 2023) - Photoviewpoint 7



Orientation: South Distance from Site: 35m Grid Reference: SK 46584 39509 Date and Time: 05/12/2022 12:33

Winter (December 2022) - Photoviewpoint 8



Orientation: South Distance from Site: 35m Grid Reference: SK 46584 39509 Date and Time: 27/06/2023 11:59

Summer (June 2023) - Photoviewpoint 8



Orientation: North west Distance from Site: 25m Grid Reference: SK 46473 39522 Date and Time: 05/12/2022 12:47

Winter (December 2022) - Photoviewpoint 9



Orientation: North west Distance from Site: 25m Grid Reference: SK 46473 39522 Date and Time: 27/06/2023 14:08

Summer (June 2023) - Photoviewpoint 9



Orientation: North Distance from Site: 320m
Date and Time: 05/12/2022 13:06 Grid Reference: SK 46255 39765

Winter (December 2022) - Photoviewpoint 10a



Winter (December 2022) - Photoviewpoint 10b



Orientation: North Distance from Site: 320m
Date and Time: 27/06/2023 14:19 Grid Reference: SK 46255 39765

Summer (June 2023) - Photoviewpoint 10a



Summer (June 2023) - Photoviewpoint 10b



Orientation: South Distance from Site: 865m Grid Reference: SK 46256 40320 Date and Time: 05/12/2022 13:30

Winter (December 2022) - Photoviewpoint 11



Orientation: South Distance from Site: 865m Grid Reference: SK 46256 40320 Date and Time: 27/06/2023 14:35

Summer (June 2023) - Photoviewpoint 11



Orientation: South Distance from Site: 270m Grid Reference: SK 46481 39759 Date and Time: 05/12/2022 13:58

Winter (December 2022) - Photoviewpoint 12



Orientation: South Distance from Site: 270m Grid Reference: SK 46481 39759 Date and Time: 27/06/2023 14:48

Summer (June 2023) - Photoviewpoint 12



Orientation: South west Distance from Site: 0m Grid Reference: SK 46588 39470 Date and Time: 05/12/2022 12:26

Winter (December 2022) - Photoviewpoint 13



Orientation: South west Distance from Site: 0m Grid Reference: SK 46588 39470 Date and Time: 27/06/2023 12:02

Summer (June 2023) - Photoviewpoint 13



Orientation: South Distance from Site: 0m Grid Reference: SK 46336 39458 Date and Time: 05/12/2022 15:39

Winter (December 2022) - Photoviewpoint 14



Orientation: South Distance from Site: 0m Grid Reference: SK 46336 39458 Date and Time: 27/06/2023 12:07

Summer (June 2023) - Photoviewpoint 14

Figure 7: Representative Photoviews – Winter (December 2022) and Summer (June 2023)

Visual Receptor: Permissive Path



Orientation: South west Distance from Site: 0m Grid Reference: SK 46192 39374 Date and Time: 05/12/2022 14:48

Winter (December 2022) - Photoviewpoint 15



Orientation: South west Distance from Site: 0m Grid Reference: SK 46192 39374 Date and Time: 27/06/2023 12:12

Summer (June 2023) - Photoviewpoint 15



Orientation: North east Distance from Site: 800m Grid Reference: SK 45869 38536 Date and Time: 05/12/2022 15:20

Winter (December 2022) - Photoviewpoint 16



Orientation: North east Distance from Site: 800m Grid Reference: SK 45869 38536 Date and Time: 27/06/2023 12:59

Summer (June 2023) - Photoviewpoint 16



Orientation: South east Distance from Site: 1400m Grid Reference: SK 44893 39926 Date and Time: 27/06/2023 15:24

Summer (June 2023) - Photoviewpoint 17



Orientation: South east Distance from Site: 190m Grid Reference: SK 46030 39458 Date and Time: 27/06/2023 12:35

Summer (June 2023) - Photoviewpoint A



Orientation: South east Distance from Site: 85m Grid Reference: SK 46128 39394 Date and Time: 27/06/2023 12:39

Summer (June 2023) - Photoviewpoint B

Figure 8: Site Context – Consented Development, Allocated Land and Appeal Site

