



Viewpoint details:

Approx. grid reference:

449566 335851

Approx. elevation:

+ 61m AOD

Distance to site:

205 m

Camera type:

NIKON D780

Date:

30/01/2025

Approx. H FoV:

60°

Sensitivity of receptor:

Medium

Baseline description:

This viewpoint is representative of the views experienced by road users travelling south along Toton Lane from the A52 junction on the approach to the Site.

Along this section of Toton Lane, the road (which is the focus of the view) is largely flanked by hedgerows and trees together with boundary fencing and walls. Beside proximate vegetation to both sides, other elements are visible at short distance such as a pylon and power lines across the road, lighting columns, signage on the pavement for pedestrians/cyclists, road users along the road and approaching the roundabout, and the perception of built form within the sub-station compound. There are partial views of short to mid distance tree canopies to the south-east and continuing along the B6003.

Views into the Site itself in this location are not possible. The Site's eastern boundary trees along the road frontage are at least partially visible but diminish within the view quickly with increasing distance from the Site.

Description of change:

Views of construction activity would be primarily restricted to the removal of a select number of roadside trees at the point of access from the B6003. It is unlikely that construction within the site itself would be visible, but there may be some perception of activity (most notably, vehicular) within the Site close to the eastern boundary. Glimpses into the Site from this distance are unlikely but there may be the maginal perception of construction activity when / where this occurs closest to the Site's eastern boundary.

On completion, there may be some limited perception of proposed development in close proximity to the B6003, although this is likely to be filtered by trees along the road directly north of the Site to the substation and would replace any glimpses of existing dwellings, if visible..

In the long term, views would be of a comparable nature to existing.

Magnitude of impact:

Construction

Negligible / Low

Operation

Negligible / Low

Year 15

None / Negligible

Significance of effect:

Construction

Minor Adverse

Operation

Negligible / Minor Adverse

Year 15

Negligible Neutral

Viewpoint 1: From B6003 near Toton Lane Park & Ride, looking south

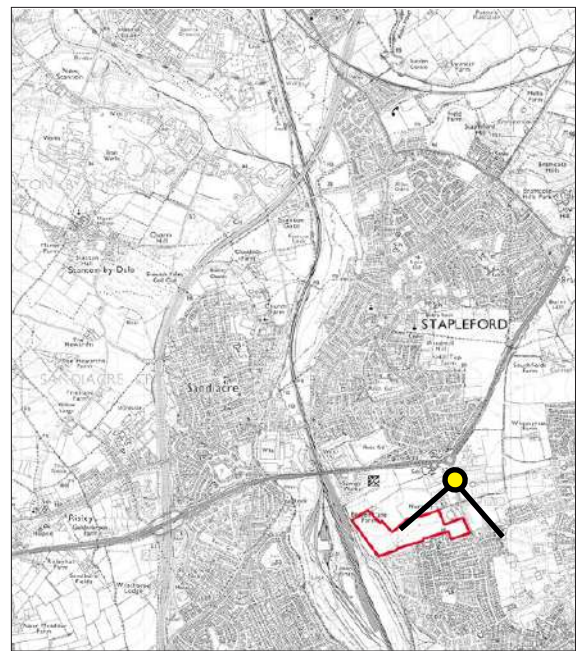


Figure 6.6: Viewpoint Photographs
Site | Land at Toton West

Client | Bloor Homes Ltd

Date 07/03/2025
Team SL
App KE





Trees along the south of the sub-station compound



Viewpoint details:

Approx. grid reference:

449685 335546

Approx. elevation:

+60 m AOD

Distance to site:

10 m

Camera type:

Nikon D780

Date:

30/01/2025

Approx. H FoV:

60°

Sensitivity of receptor:

Medium

Baseline description:

This viewpoint is representative of road receptors along a limited section of Toton Lane travelling north past the Site where the view looking north-west is unconstrained by housing and the lower lying topography (as experienced further south).

Beyond the road corridor itself, the foreground comprises the farmland in the east of the Site (identified as a mixed-use allocation in Broxtowe’s adopted development plan) defined by field hedgerows and tree belts. Due to topography and intervening field hedges the mid-ground is largely obscured. Views of landscape elements at longer distances are restricted by immediate vegetation along the road and trees, with only farmland and the settlement edge visible on rising ground to a horizon comprising woodland around Burnt Hill, development associated with the southern edge of Bramcote and north of Chilwell and some fields around Southfields Farm.

The Site sits directly within the view, occupying the immediate foreground and field beyond the hedge and tree line at short distance.

Description of change:

During the construction phase, receptors would observe the loss of farmland and site preparation work within the Site (soil stripping, levelling, delivery of internal vehicular routes etc) across the foreground of the view. Road users would also see the removal of existing trees on the road frontage at the Site access and the delivery of the new priority junction off the B6003.

On completion, the partially filtered views available over the relatively short distance passing the Site would have altered from gently rising agricultural fields defining a relatively short distance horizon to new housing seen at short distance fronted by the existing roadside trees along the B6003.

In the long term, the existing trees provide some softening of views of development and the nature of the view would remain settled albeit now foreshortened, as along most of the B6003.

It is anticipated that while the effects reported would be the typical experience, levels of effects would be slightly higher (and significant) passing the Site access where fleeting but direct views into the Proposed Development would be possible.

Magnitude of impact:

Construction

Medium / High

Operation

Medium / High

Year 15

Medium / High

Significance of effect:

Construction

Moderate / Major Adverse

Operation

Moderate Adverse

Year 15

Moderate Adverse

Viewpoint 2: From B6003 (Toton Lane) on the northern edge of Toton, looking north-west

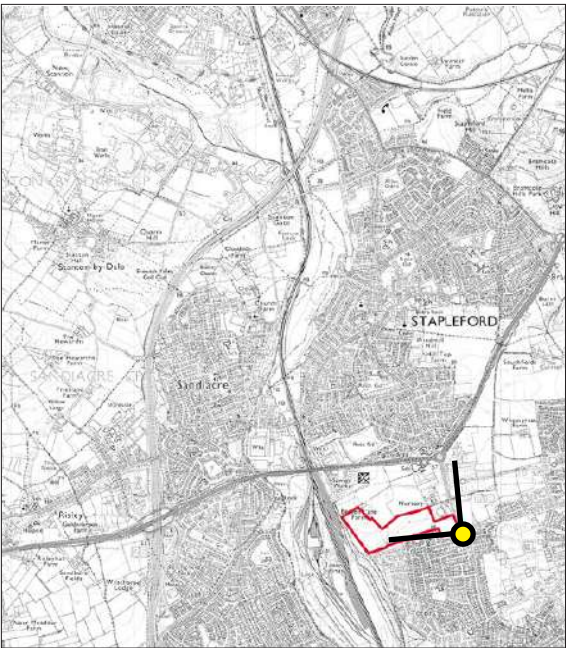


Figure 6.6: Viewpoint Photographs
Site | Land at Toton West

Client | Bloor Homes Ltd

Date 07/03/2025
Team SL
App KE







Viewpoint details:

Approx. grid reference:

449410 335714

Approx. elevation:

+ 60m AOD

Distance to site:

0 m

Camera type:

NIKON D780

Date:

30/01/2025

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

This viewpoint is representative of users of the public footpath entering the Site from the north-east, passing along the northern boundary and travelling to the south-west. Although the elevation of the footpath gradually reduces travelling westwards, the nature of the view along the route remains relatively consistent. The path are along the majority of this section is flanked by a field hedgerow that typically controls views to the north.

Looking to the south and south-west, the existing foreground comprises a large-scale, open arable field, bordered at short to mid-distance by the northern residential edge of Toton on relative higher ground, and the northern-most wooded extents of the Toton Fields LNR. Pylons cross the farmland within the Site boundaries, and the skyline is also crossed by telegraph lines.

The residential and treed edge of Toton obscures long-distance views to the south and south-west, although there are marginal views of the settled area of Long Eaton just visible to the west.

Description of change:

During the construction phase, receptors would observe the loss of farmland and site preparation work within the Site (soil stripping, levelling, delivery of internal vehicular routes etc) across the view from the immediate fore to the existing settled edge. The pylon would be dismantled / removed and cables re-routed through the Site underground.

On completion, the currently open views would have altered from gently rising agricultural fields to a settled horizon and woodland to new housing seen at immediate distance beyond the corridor within which the public footpath would be retained along its existing alignment. Channelled views would be possible at intervals looking into the proposed development along minor internal roads and tree-lined avenues.

While there would be some weathering of buildings and maturing of residential frontage landscaping / planting and street trees (where proposed), the nature of the views is not considered to materially alter in the longer term.

Magnitude of impact:

Construction

High

Operation

High

Year 15

High

Significance of effect:

Construction

Major Adverse

Operation

Major Adverse

Year 15

Major Adverse

Viewpoint 3: From PRoW off B6003 towards Toton Fields LNR

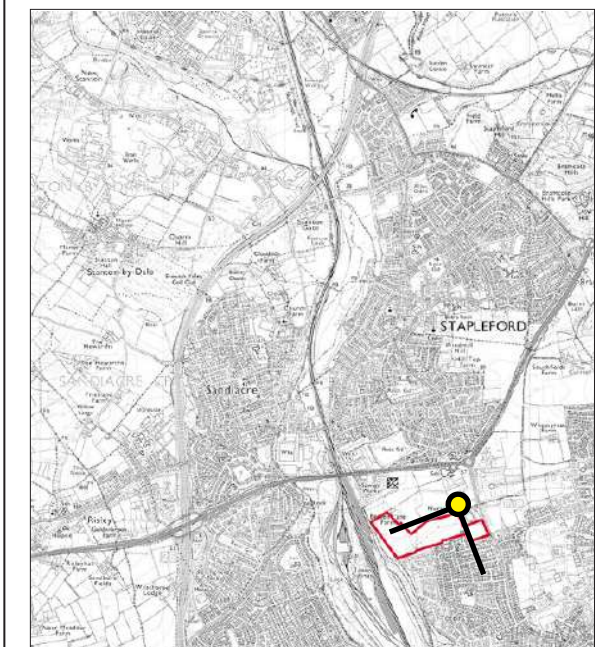


Figure 6.6: Viewpoint Photographs
Site | Land at Toton West

Client | Bloor Homes Ltd

Date 07/03/2025
Team SL
App KE

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Viewpoint details:

Approx. grid reference:

448911 335328

Approx. elevation:

+ 54m AOD

Distance to site:

0 m

Camera type:

NIKON D780

Date:

30/01/2025

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

This viewpoint is representative of first available direct views of the Site where the public footpath approaches from the south and joins the Site boundary from the connecting PRow network along the river valley. It is situated at the opposite end of the section of this public footpath that crosses the Site from the north-east, represented by viewpoint 3.

Views at the south-west corner look across an open arable farmland foreground, with visible extents defined by the woodland belt along the western boundary and the hedgerow and residential edge along the south. A pylon (out of field of view) sits at short distance to the east. At mid distance are the tree canopies within the Bessell Farm curtilage, around the sub-station compound, to the north of the Site and along the B6003.

This vegetation generally screens longer-distance landscape elements, although to the north elevated portions of Sandiacre, west Stapleford and Ilkeston can be identified. There is a perception of the southern extents of Stapleford visible through (and heavily filtered by) intervening tree cover looking north-east.

Description of change:

During the construction phase, receptors would observe the loss of farmland and site preparation work within the Site (soil stripping, levelling, delivery of internal vehicular routes etc) at short distance to the north-east. Open views looking north along the western boundary would be retained. The pylon would be dismantled / removed and cables re-routed through the Site underground along the southern boundary.

On completion, the currently open views across the Site would have altered from gently rolling agricultural fields and a settled and wooded horizon to new housing seen at short distance beyond new public open space. Existing long distance views would remain possible looking north., although focused by woodland to the west and new housing to the east.

In the longer term PRow users would see some maturing of the proposed green infrastructure within the view, although long distance views would still be possible, albeit potentially filtered by new tree planting within the west of the Site.

Magnitude of impact:

Construction

Medium / High

Operation

Medium / High

Year 15

Medium / High

Significance of effect:

Construction

Moderate / Major Adverse

Operation

Moderate / Major Adverse

Year 15

Minor / Moderate Adverse

Viewpoint 4: From public footpath past the western edge of Toton to the B6003, just north of Hampton Close, looking north-east

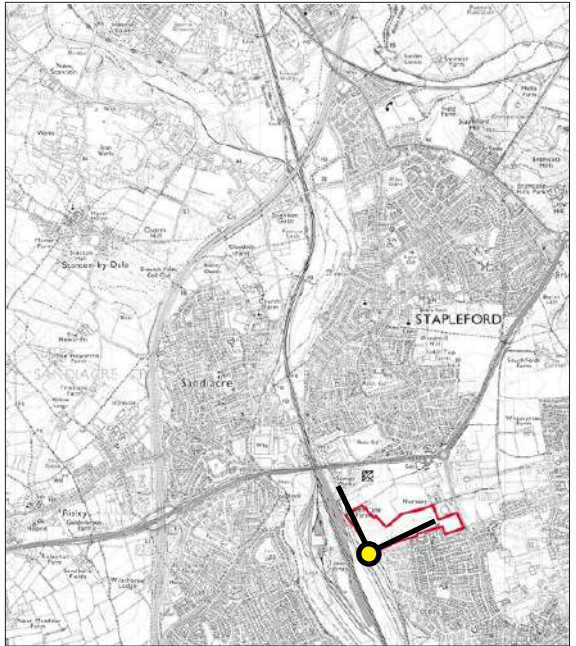


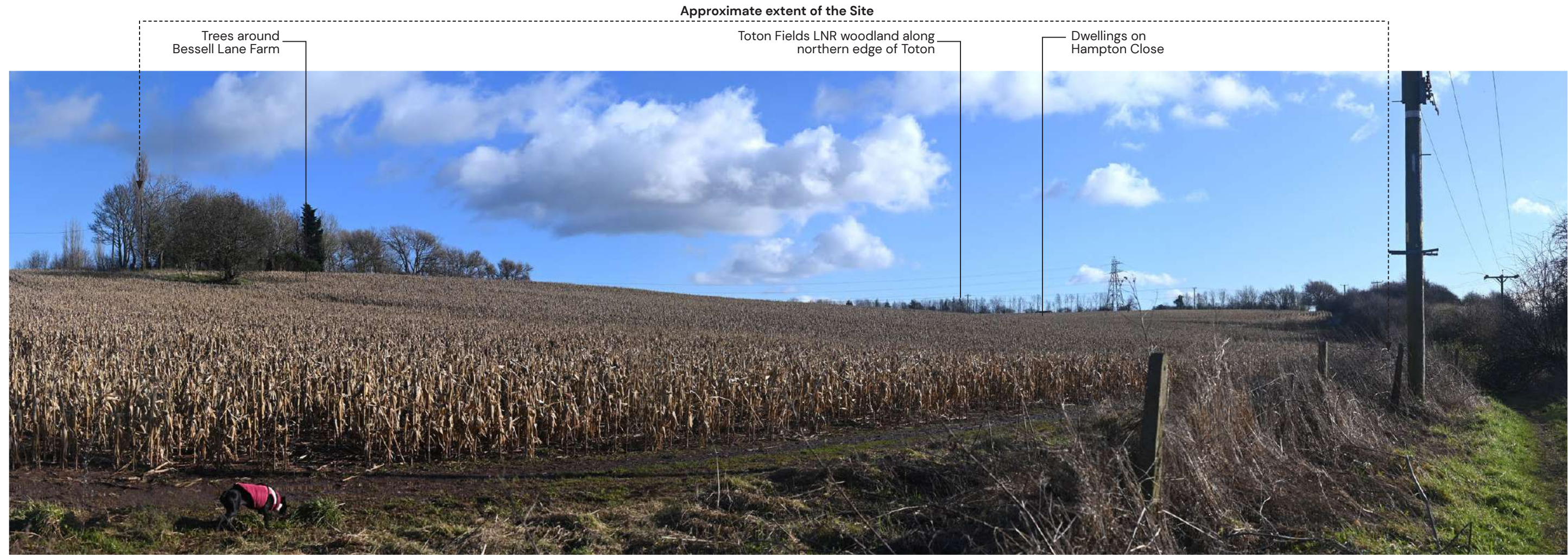
Figure 6.6: Viewpoint Photographs
Site | Land at Toton West

Client | Bloor Homes Ltd

Date 07/03/2025
Team SL
App KE







Viewpoint details: <i>Approx. grid reference:</i> 448639 335741 <i>Approx. elevation:</i> +39m AOD <i>Distance to site:</i> 75 m <i>Camera type:</i> NIKON D780 <i>Date:</i> 30/01/2025 <i>Approx. H FoV:</i> 60° Sensitivity of receptor: High	Baseline description: Just beyond the southern end of Bessells Lane, this viewpoint is representative of views from the northern extents of the public bridleways passing the west of the Site, where for a short distance views of the Site are direct and unimpeded by bordering tree belts. Looking to the south and south-east, the existing foreground comprises a large-scale, open arable field, bordered on relative higher ground on the skyline at mid-distance by the northern residential edge of Toton, and the northern-most wooded extents of the Toton Fields LNR. Pylons cross the farmland within the Site, and numerous telegraph lines and poles can be seen along its various boundaries. The residential and treed edge of Toton obscures long-distance views further to the south-east. Just beyond the field of view, to the east is a sewage works and solar panel array, and to the south / south-west along the PRoW routes within the river valley views are dominated by the railway, sidings and other commercial / industrial development.	Description of change: During the construction phase, receptors would observe the loss of farmland and site preparation work within the Site (soil stripping, levelling, delivery of internal vehicular routes etc) within the Site across higher ground within the view. The pylon would be emoved and cables re-routed through the Site underground. On completion, the currently open views would have altered from gently rising agricultural fields to a horizon fringed by woodland and a perception of existing dwellings, to new housing (seen across the view between the trees around Bessell Lane Farm and the current pylon location) beyond new public open space in the west and north-west of the Site. The developed edge of Toton would become much more apparent within views, where it currently comprises heavily filtered perceptions along part of the skyline. Visible elements in closest proximity would primarily comprise swathes of native shrub planting fringing the open space, and the flood attenuation basin. Over time, shrub and new shrub scattered tree planting would provide some softening of new housing within the view, both that which is proposed along the boundary and across open space.	Magnitude of impact: <i>Construction</i> <i>Medium</i> <i>Operation</i> <i>Medium</i> <i>Year 15</i> <i>Medium</i> Significance of effect: <i>Construction</i> <i>Moderate Adverse</i> <i>Operation</i> <i>Moderate / Major Adverse</i> <i>Year 15</i> <i>Minor / Moderate Adverse</i>	Viewpoint 5: From PRoW meeting Bessells Lane near the north-west corner of the Site Figure 6.6: Viewpoint Photographs Site Land at Toton West Client Bloor Homes Ltd Date 07/03/2025 Team SL App KE PEGASUS GROUP
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Viewpoint details:

Approx. grid reference:

448876 336330

Approx. elevation:

+54 m AOD

Distance to site:

610 m

Camera type:

NIKON D780

Date:

30/01/2025

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

Situated within the Archers Recreation Ground, this viewpoint is representative of PRoW users crossing the northern extents of the ground. As this public open space is on sloping ground, outward views of recreational users from within the open space would in general be enclosed by the surrounding development and established tree cover and the Site is not visible.

From the most elevated points along the PRoW however; and beside the recreation ground itself; southerly views encompass the residential fringes of Stapleford and the well vegetated A52 corridor. The extent of these views is typically defined by proximate settlement and tree cover, with the perception of a mid-distance horizon formed by the northern edge of Toton and including the southern extents of the Site and the crossing pylons / overhead power lines.

To the south-west a much longer-distance horizon can be partially seen beyond the Erewash Valley, although this is generally obscured by contextual vegetation.

Description of change:

During construction, there may be some marginal glimpses of construction activity within the south-western extents of the Site. In comparative terms, the most readily visible change during this period is likely to be the removal of the pylons, which sit on the horizon.

On completion much of the new development – including the open space – would be obscured by intervening landscape elements, or given the settled context to the view that the proposed development would not be readily discerned from along much of this PRoW route. However, there would be marginal views of new residential built form and public open space in the south-west of the Site on the horizon beyond the proximate settlement and vegetation. New dwellings closest to the southern boundary would appear along – and form part of – the horizon.

Given the limited contribution of the Site to the overall settled view, it is not predicted that there would any perceived further change in this view in the long term.

Magnitude of impact:

Construction

Negligible / Low

Operation

Low

Year 15

Low

Significance of effect:

Construction

Minor Adverse

Operation

Minor / Moderate Adverse

Year 15

Minor Adverse

Viewpoint 6: From PRoW crossing Archers Field Recreation Ground

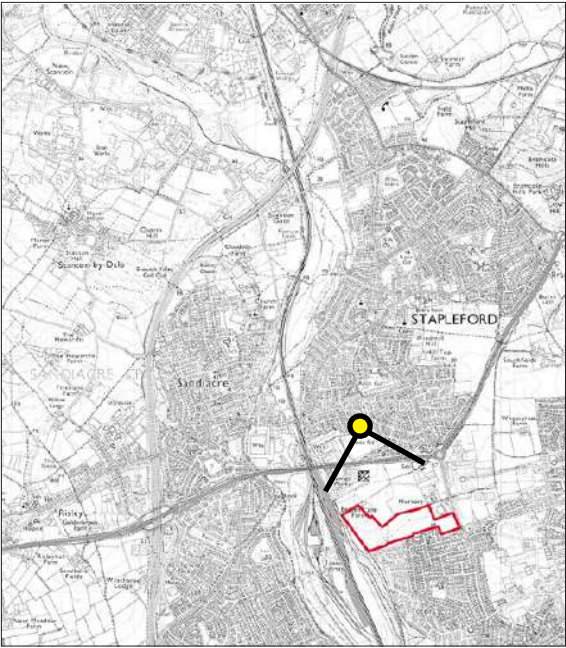


Figure 6.6: Viewpoint Photographs
Site | Land at Toton West

Client | Bloor Homes Ltd

Date 07/03/2025
Team SL
App KE





Approximate extents of the Site



Viewpoint details:

Approx. grid reference:

449912 335849

Approx. elevation:

+56m AOD

Distance to site:

355 m

Camera type:

NIKON D780

Date:

30/01/2025

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

This viewpoint is representative of receptors along the southern section of the public bridleway from Common Lane to the B6003, just south of the path's crossing over the tram lines and looking west / south-west.

As the PRoW runs along the southern side of the field hedgerow, views are open across the farmland context to the south-west.

The extent of the view is defined by the settlement edge to the south-west, field boundary vegetation, and tree cover to either side of the B6003. There are glimpses of housing on the northern edge of Toton to the east of the B6003.

The Site is not directly visible – extending away from the view and largely screened by the sub-station and tree cover west of the B6003 – although trees adjoining the eastern Site boundary are discernible.

Description of change:

During construction, views would not be direct but receptors may be able to discern the removal of select trees at the Site access onto the B6003 as well as activity in the eastern-most extents of the Site. The pylons within the view would be removed and cables redirected underground.

On completion, views of proposed development would be heavily filtered by existing trees and other vegetation to either side of the B6003, but receptors may perceive glimpses of new dwellings along the eastern boundary. The presence of energy infrastructure would be diminished compared to existing views, with the absence of pylons and overhead power lines.

In the long term, little if any further change to this view is predicted.

Magnitude of impact:

Construction

Negligible / Low

Operation

Negligible

Year 15

Negligible

Significance of effect:

Construction

Minor Adverse

Operation

Negligible Adverse

Year 15

Negligible Adverse

Viewpoint 7: From public bridleway from B6003 north towards Stapleford, east of the tram stop, looking south-west

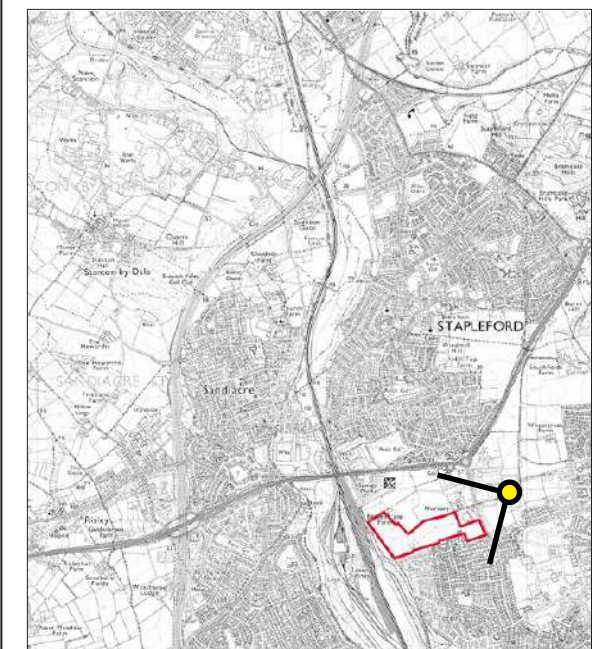


Figure 6.6: Viewpoint Photographs

Site | Land at Toton West

Client | Bloor Homes Ltd

Date 07/03/2025
Team SL
App KE

PEGASUS
GROUP





Viewpoint details:

Approx. grid reference:

450057 336112

Approx. elevation:

+48 m AOD

Distance to site:

640 m

Camera type:

NIKON D780

Date:

30/01/2025

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

This viewpoint is taken from along a bridleway connecting Baulk Lane (to the west) with Inham Road (to the east) and is representative of PRoW users crossing farmland just north-east of the tram line crossing close to Chilwell.

The extent of the view looking south-east is primarily defined by successive linear vegetation along field boundaries and the tram line, heavily filtering views of existing settlement on the northern edge of Toton, with glimpses of Toton Lane Park & Ride and other features such as the overhead power lines and pylons crossing the view east-west. Landform is relative flat to very gentle within the local landscape, with the skyline consequently defined by the layered hedgerows and trees at short to middle distance. Although dwellings are not readily visible, there is a perception of Toton’s developed edge

The Site is well screened by intervening successive field boundary vegetation and tree cover, including that along the B6003. Trees to the eastern boundary are not readily identified..

Description of change:

Any perception of construction activity is likely to be heavily filtered, with no greater than glimpses likely of activity closest to the eastern boundary.

On completion, there may be some glimpsed views of new residential development in the east of the Site, however opportunities would be narrowed by existing vegetation within the view and may not be readily discerned.

In the long term, little if any further change to this view is predicted.

Magnitude of impact:

Construction

Negligible

Operation

Negligible

Year 15

Negligible

Significance of effect:

Construction

Negligible / Minor Adverse

Operation

Negligible Neutral

Year 15

Negligible Neutral

Viewpoint 8: From public bridleway between Baulk Lane and Inham Road, Chilwell



Figure 6.6: Viewpoint Photographs
Site | Land at Toton West

Client | Bloor Homes Ltd

Date 07/03/2025
Team SL
App KE







Viewpoint details: <i>Approx. grid reference:</i> 449949 336819 <i>Approx. elevation:</i> +70 m AOD <i>Distance to site:</i> 1.18 km <i>Camera type:</i> NIKON D780 <i>Date:</i> 10/12/2024 <i>Approx. H FoV:</i> 60° Sensitivity of receptor: High	Baseline description: This viewpoint is representative of users on the northern section of the public bridleway that extends from Common Lane to the B6003, further west and south along the route than Viewpoint 8, travelling south along Baulk Lane. On this lane, the bridleway is flanked immediately along its eastern side by an outgrown hedgerow with trees which heavily filteres views to the east. The foreground is dominated by cropped fields on higher ground, sloping down towards locally lower ground east of the garden centre. To the south-southeast visibility is largely controlled by the adjacent hedgerow. To the south-west there are occasional glimpses of the settled edge of Stapleford adjoining the A52. At long distance, the skyline is principally defined by vegetation bordering the northern settled edge of Toton, along the B6003 and along the A52 corridor / edge of Stapleford. There are partial views of very long distance horizon on the opposite side of the Trent / Derwent valley confluence. The Site sits just beyond skyline trees, the substation, the Park & Ride.and other vegetation to either side of he B6003.	Description of change: Any long-distance perception of construction activity is likely to be heavily filtered, with no greater than glimpses likely of activity closest to the eastern boundary, although removal of the nearest pylon within the Site may just be observed. On completion, there may be some distant glimpsed views of new residential development in the east of the Site, however this is not likely to be readily discerned, given the efficacy of successive boundary vegetation within the view providing screening, even during the winter months. In the long term, the view is likely to be comparable to existing.	Magnitude of impact: <i>Construction</i> <i>Negligible</i> <i>Operation</i> <i>Negligible</i> <i>Year 15</i> <i>Negligible</i> Significance of effect: <i>Construction</i> <i>Negligible / Minor Adverse</i> <i>Operation</i> Negligible Neutral <i>Year 15</i> Negligible Neutral	Viewpoint 9: From public bridleway between Common Lane and B6003 in the north of the Site Figure 6.6: Viewpoint Photographs Site Land at Toton West Client Bloor Homes Ltd <table><tr><td>Date</td><td>07/03/2025</td></tr><tr><td>Team</td><td>SL</td></tr><tr><td>App</td><td>KE</td></tr></table> PEGASUS GROUP	Date	07/03/2025	Team	SL	App	KE
Date	07/03/2025									
Team	SL									
App	KE									





Viewpoint details:

Approx. grid reference:

450127 336977

Approx. elevation:

+76 m AOD

Distance to site:

1.41 km

Camera type:

NIKON D780

Date:

10/12/2024

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

This viewpoint is representative of users along the northern-most section of the public bridleway that extends from Common Lane to the B6003. This northern section of the bridleway lies largely within or adjacent to the Site, illustrated in Viewpoints 8 and 11 .

The foreground is dominated by cropped fields in the north of the Site on highest ground, which partly obscures views of the mid-ground where this slopes down towards lowest ground east of the garden centre.

At long distance, the tram stop, Park & Ride, garden centre and surrounding farmland can be seen, with the extent of the view defined by trees along the tram line, Chilwell’s northern settled edge and in the proximity of the A52 / B6003 roundabout. There are marginal glimpses of a very long distance horizon in places, to the landscape to the south-west of Nottingham and to the Radcliffe Power Station (now decommissioned) to the south.

The Site itself cannot be seen, identified by features along the B6003 close to or along its eastern boundary.

Description of change:

Any change in this view would be perceived beyond the more elevated ground of the foreground and focus on works undertaken in the eastern-most extents of the Site. This would be seen along and just below the horizon, in the vicinity of the garden centre, park and ride and in the context of the existing settled edges of Chilwell and Toton.

Visible construction activity would focus upon new dwellings in closest to the B6003, decommissioning of the pylons and perceptions of select vegetation and tree removal.

On completion, beyond the farmed fore and midgrounds, proposed development would form a very small component of the overall view,, with any distant glimpses .of new homes occupying a short section of the horizon between vegetation to the south-east and north-west The nature of the view would remain an predominantly agricultural one with settled edge influences.

In the long term, little if any further change to this view is predicted.

Magnitude of impact:

Construction

Negligible

Operation

Negligible

Year 15

Negligible

Significance of effect:

Construction

Negligible / Minor Adverse

Operation

Negligible Neutral

Year 15

Negligible Neutral

Viewpoint 10: From public bridleway between Common Lane to Baulk Lane

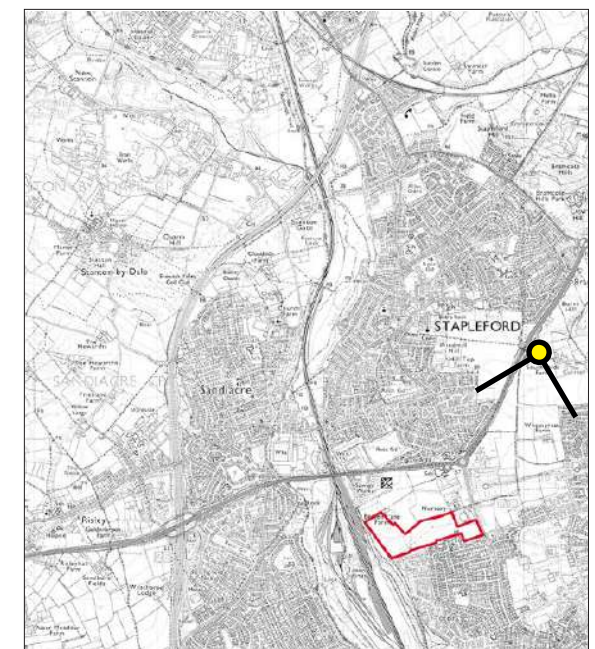


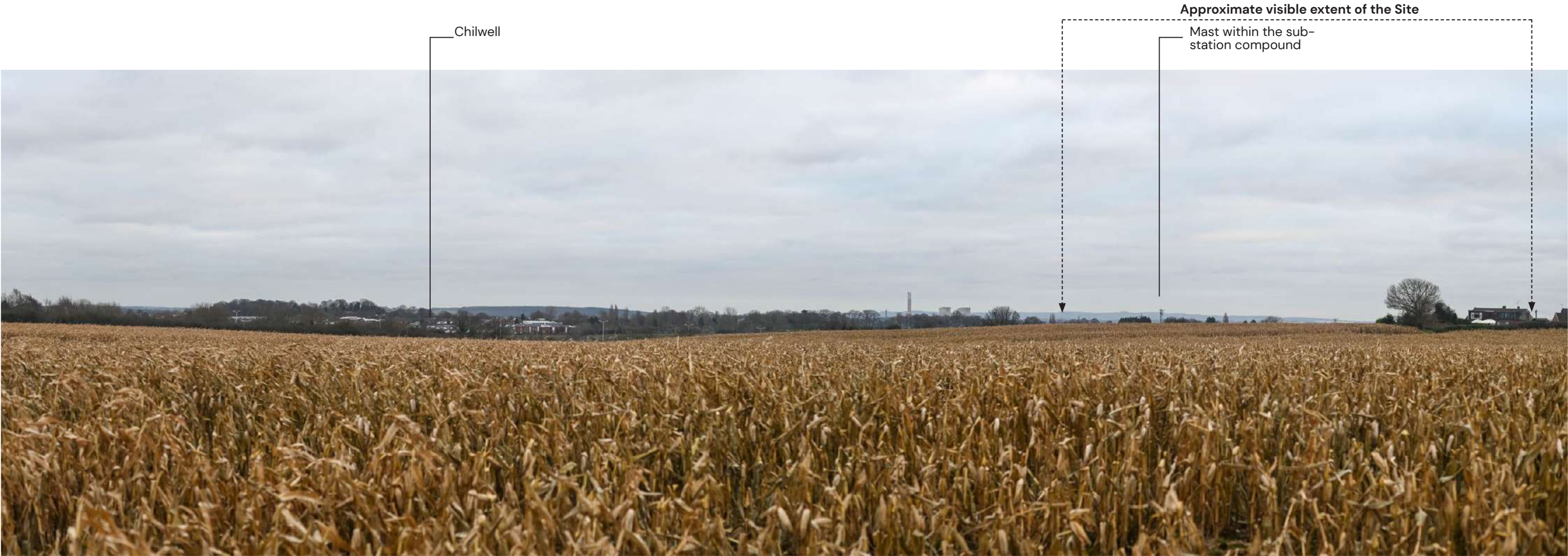
Figure 6.6: Viewpoint Photographs

Site | Land at Toton West

Client | Bloor Homes Ltd

Date 07/03/2025
Team SL
App KE





Viewpoint details:

Approx. grid reference:

449722 337102

Approx. elevation:

+78 m AOD

Distance to site:

1.45 km

Camera type:

NIKON D780

Date:

30/01/2025

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

This viewpoint represents the views of receptors along the public footpath from Stapleford to Bramcote as it passes over local high ground between the western edge of Stapleford and the A52 corridor.

The foreground is dominated by arable farmland, which – together with the plateauing high ground over which the path passes near Windmill Hill – obscures much of the falling middle distance landscape beyond. Views are large-scale and open.

The horizon is a combination of landscape elements at mid to long distance around the suburban fringes of Nottingham, and at very long distance well beyond the wider city extents to the south-west. Discernible elements of the skyline comprise trees along the A52 embankments, A52 lighting columns, prominent building detailing on dwellings along the western edge of Chilwell and filtered views of built form within the northern extents of Chetwynd Barracks. Views due south are limited by Windmill Hill.

The Site sits in front of the Barracks site, becoming increasingly obscured by intervening landform at Windmill Hill to the south.

Description of change:

The Site in general and proposed development within it is unlikely to be seen due to the intervening topography, distance and proximate vegetation.

Construction activity may be visible at mid to long distance, marginally / intermittently along the horizon, but predominantly obscured by the more elevated farmland of the fore and midgrounds. Plant and vehicle movement is however largely considered to remain below the skyline.

On completion, new dwellings would be difficult to discern, if at all visible. Any views would comprise distant partial glimpses of some rooflines marginally above the intervening landform, although these would constitute such a minimal change to the view they are unlikely to be readily discerned.

In the long term, little if any further change to this view is predicted.

Magnitude of impact:

Construction

None / Negligible

Operation

None / Negligible

Year 15

None / Negligible

Significance of effect:

Construction

Negligible Adverse

Operation

Nil / Negligible Neutral

Year 15

Nil / Negligible Neutral

Viewpoint 11 From public footpath between Cemetery Road (Stapleford) and Baulk Lane

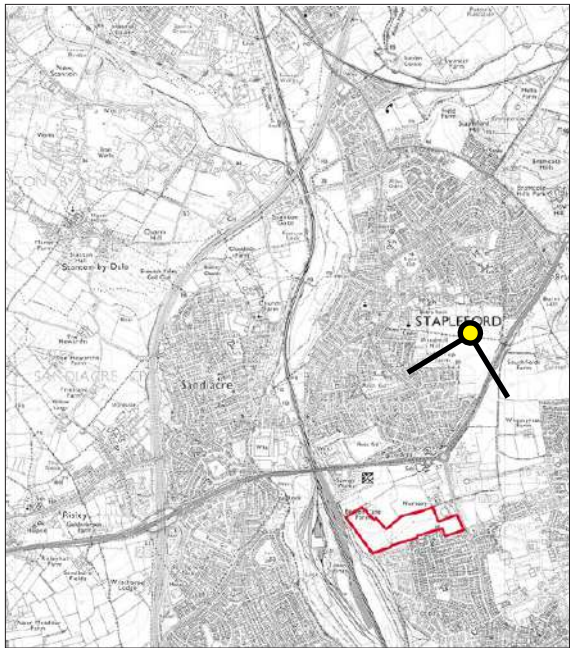


Figure 6.6: Viewpoint Photographs
Site | Land at Toton West

Client | Bloor Homes Ltd

Date 07/03/2025
Team SL
App KE







Viewpoint details:

Approx. grid reference:

448019 337249

Approx. elevation:

+ 55m AOD

Distance to site:

1.73 km

Camera type:

NIKON D780

Date:

30/01/2025

Approx. H FoV:

60°

Sensitivity of receptor:

Medium

Baseline description:

This viewpoint represents visitors to St Giles' Church in Chilwell.

There are PROWs around / to the north of the Churh, but these have an easterly outlook due to topography. While there may be some properties with similar views, these would be very select due to elevation, orientation and intervening surrounding residential development.

The foreground is dominated by the settled area of Sandiacre, with the mid to long distance comprising Stapleford, which defines much of the horizon. A small portion of the skyline is at very long distance, including the Radcliffe Power Station seen via the Erewash Valley.

As the Site is on rising ground towards the edge of Toton, it is marginally visible at long distance, just below the horizon and seen in the heavily settled context of the overall view.

Description of change:

During construction, there may be some marginal glimpses of construction activity within the south-western extents of the Site, although not readily discernible. In comparative terms, the most readily visible change during this period is likely to be the removal of the pylons, which sit on the horizon, although these also are a small component of the view given the distance and existing context of the view.

On completion much of the new development – including the open space – would be obscured by intervening landscape elements and the settled context to the view that the proposed development. There would however be marginal views of new residential built form and public open space in the south-west of the Site on the horizon beyond the proximate settlement and vegetation. New dwellings closest to the southern boundary would appear along – and form part of – the horizon.

Given the limited contribution of the Site to the overall settled view, it is not predicted that there would any perceived further change in this view in the long term, although vegetation and open space would establish and mature.

Magnitude of impact:

Construction

Negligible

Operation

Negligible

Year 15

Negligible

Significance of effect:

Construction

Negligible Adverse

Operation

Negligible Adverse

Year 15

Negligible Neutral

Viewpoint 12: From St Giles' Church yard, Sandiacre

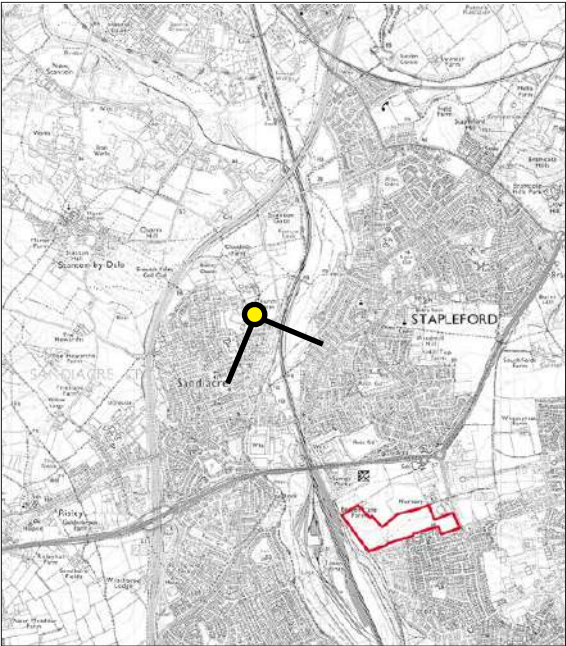


Figure 6.6: Viewpoint Photographs
Site | Land at Toton West

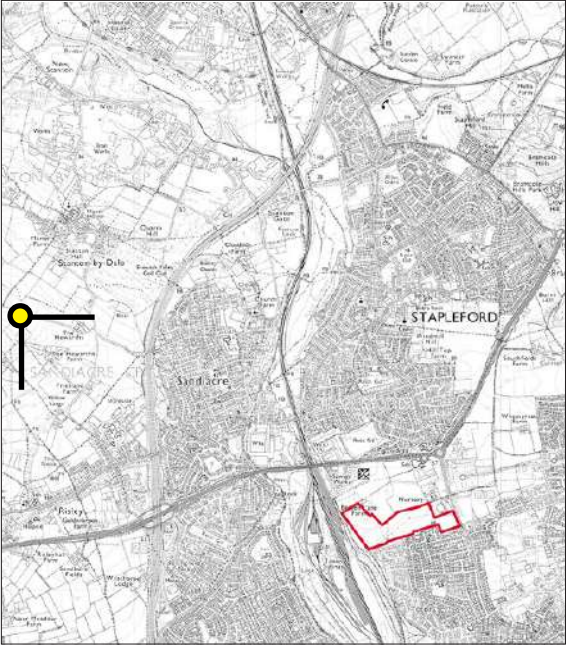
Client | Bloor Homes Ltd

Date 07/03/2025
Team SL
App KE







Viewpoint details: <i>Approx. grid reference:</i> 446110 337220 <i>Approx. elevation:</i> + 126m AOD <i>Distance to site:</i> 3.02 km <i>Camera type:</i> NIKON D780 <i>Date:</i> 30/01/2025 <i>Approx. H FoV:</i> 60° Sensitivity of receptor: High	Baseline description: This view is representative of receptors along limited sections of the PRoW at very long distance to the north-west over highest ground, where views are unimpdmed by field boundary vegetation and other landscape features obscuring south-easterly views. Panoramic views looking across to the east are possible, encompassing the western settled extents of Nottingham including Sandiacre, Stapleford, Toton, Chilwell and Long Eaton. The foreground to midground is arable, comprising farmland to the west of the M1 beyond Nottingham. The Site comprises a small area of farmland visible well below the horizon set within the settled context and partially obscured by topography and vegetation south of the A52 / Stapleford, around Bessells Lane Farm and along the Erewash Valley. It appears immediately in front of Toton’s residential edge and industrial built form north-west of the Site near Toton Sidings.	Description of change: During construction, there may be some partial long distance views of construction activity primarily within the south-western extents of the Site, as well as removal of the pylons. On completion some of the new development – including the open space – would be obscured by intervening landscape elements, including the trees around Bessell Lane Farm adjoining the Site’s norther boundary. Given the distance and settled context to the Site within the view the proposed development would not be readily apparent from along this PRoW section. However, there would be marginal views of new residential built form and public open space in the south and west of the Site on the horizon both beyond and in front of the proximate settlement and vegetation. New dwellings closest to the southern boundary would appear along – and form part of – the horizon. Any perceived further change in this view in the long term would be limited as a result of the Site’s minor contribution to the overall view, however the establishment of planting and open space would comprise a beneficial – albeit negligible – impact.	Magnitude of impact: <i>Construction</i> <i>Negligible</i> <i>Operation</i> Negligible <i>Year 15</i> Negligible Significance of effect: <i>Construction</i> <i>Negligible / Minor Adverse</i> <i>Operation</i> <i>Negligible / Minor Adverse</i> <i>Year 15</i> <i>Negligible Adverse</i>	Viewpoint 13: From PRoW off No Mans’ Lane leading towards Risley  Figure 6.6: Viewpoint Photographs Site Land at Toton West Client Bloor Homes Ltd Date 07/03/2025 Team SL App KE PEGASUS GROUP
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