

3. The Site

3.1. Introduction

- 3.1.1. This Chapter provides a description of the Site and its surrounding context. More discipline-specific descriptions of the Site and its surrounding area are provided within each individual chapter and associated appendices. The location of the Site is shown in **Figure 1.1**.

3.2. Site Context and Description

- 3.2.1 The Site is allocated for mixed-use development within BBC's Local Plan Part 2¹ and extends to approximately 18.96 hectares (ha). Situated within the administrative area of BBC, the Site is located to the west of the B6003 Stapleford Lane, which leads northwards, and southwards, towards the suburbs of Stapleford, and Toton, respectively.
- 3.2.2 The majority of the northern extent of the Site is bound by hedgerow, beyond which are further field parcels in arable agricultural use. The north-eastern extent of the Site is bound by well-established trees and hedgerow, with an electricity transmission substation beyond. A series of electricity pylons and associated overhead lines traverse the Site in an approximate north-east to south-west direction, from the electricity transmission substation. A Public Right of Way (PRoW), Footpath Beston FP17 runs through the centre of the Site and along the northern boundary.
- 3.2.3 The east of the Site is adjoined by the B6003 Stapleford Lane, beyond which is the Land at Toton East site for which a planning application has recently been submitted by the Applicant (in conjunction with Peveril Securities Ltd).
- 3.2.4 To the south, the Site is bound by sporadic hedgerow and tree line, beyond which are gardens and existing residential dwellings associated with the suburb of Toton. The south-western most extent of the Site is adjoined by Toton Fields Local Nature Reserve (LNR).
- 3.2.5 Finally, the west of the Site is bound by the Toton Sidings Local Wildlife Site (LWS), beyond which lies the DB Toton Cargo Railway Terminus.
- 3.2.6 The George Spencer Academy is located c. 350m to the north-west of the Site, within the suburb of Stapleford. The Bispham Drive Junior School is located 525m to the south-west of the Site.
- 3.2.7 The Site is accessed from Stapleford Lane.
- 3.2.1. No sites of international conservation importance are located within a 15km radius and no sites of national conservation importance are located within a 2km radius of the Site; Attenborough Gravel Pits SSSI is located 2.2km south of the Site. One LNR lies within 1km of the Site; Toton Fields sits directly adjacent to the southern boundary of the Site.

¹ Broxtowe Borough Council (adopted 2019) Part 2 Local Plan [online] available at: <https://www.broxtowe.gov.uk/for-you/planning/planning-policy/part-2-local-plan/> [last accessed 30th September 2024].

- 3.2.2. Twelve non-statutory sites for nature conservation are located within 1km of the Site, the closest of these to the Site are
- Toton Sidings LWS, adjacent to the west;
 - Toton Sidings Fishing Pond LWS, 300m to the north-west;
 - Erewash Grassland, 350m north-west;
 - Lock Lane Scrub, 490m west; and
 - Toton Grassland, 500m west.
- 3.2.3. There are no Tree Preservation Order (TPO) tree located within the Site.
- 3.2.4. The Site is not located within a conservation area. The closest conservation area is the Sandiacre conservation area, c.500m to the north-west of the Site. There are no World Heritage Sites (WHS) within 10km of the Site. The closest WHS is Derwent Valley Mills WHS (Historic England (HE) ref: 1000100), c.13km to the west of the Site.
- 3.2.5. There are no Scheduled Monuments located within 1km of the Site. The closest Scheduled Monument is 'Lock Up and Pinfold' (National Heritage List for England (NHLE) ref: 1007042), located c. 1.7km to the north-west of the Site.
- 3.2.6. There are no Registered Parks and Gardens (RPGs) located within 1km of the Site. The closest RPG is Clifton Park RPG (NHLE ref: 1001692), c.4km to the east south-east of the Site.
- 3.2.7. There are no listed buildings on or immediately adjacent to the Site There are eleven listed buildings located within 1km of the Site, the closest being Grade II listed buildings as set out below:
- Bridge at Sandiacre Lock (HE ref: 1087974), c. 500m to the north;
 - Lock Keeper's Cottage and Attached Outbuilding at Sandiacre Lock (NHHE ref: 1204239), 500m to the west;
 - Beech House at Sandiacre Lock (HE ref: 1281294), c.500m to the west; and
 - Sandiacre Lock (HE ref: 1087973), 500m to the west.
- 3.2.8. One Public Right of Way (PRoW) Footpath 'Beeston FP17' is located within the Site travelling through the centre of the Site and runs adjacent to the northern boundary of the Site, connecting these routes together via crossing the western parcel of the Site. This PRoW also provides a connection to the PRoW Beeston BW27 (bridleway), leading eastward towards Beeston.
- 3.2.9. The western boundary of the Site is parallel to two PRoW Bridleways 'Beeston BW125' and 'Beeston BW127', which run within the Toton Sidings LWS. The PRoW Beeston BW125 splits to form Beeston BW126, leading southward. Plate 3.1 below shows these PRoWs in relation to the Site.

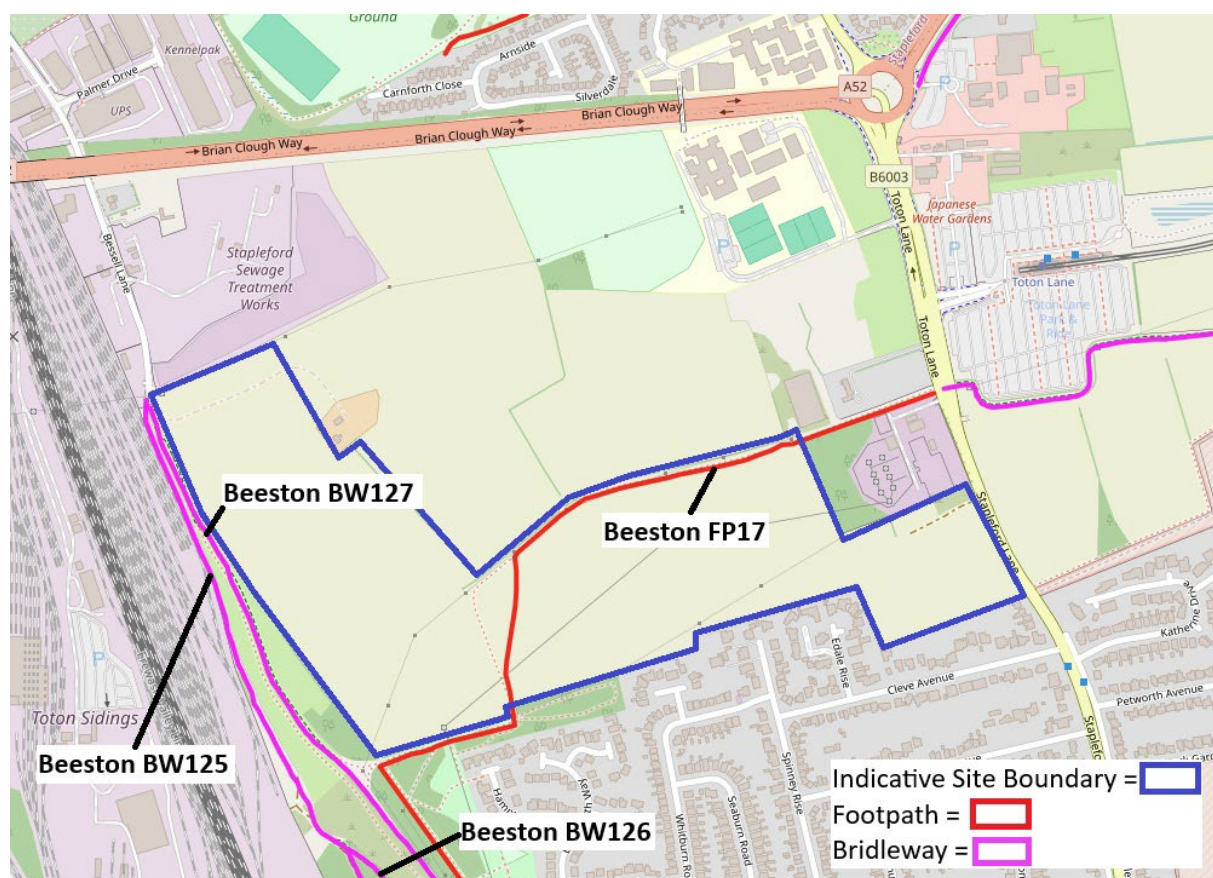


Plate 3.1: Public Rights of Way in relation to the Site

3.2.10. The entirety of the Site is located within National Character Area (NCA) 69: Trent Valley Washlands. The key characteristics of Trent Valley Washlands NCA are set out below:

- *"Distinctly narrow, linear and low-lying landscape largely comprised of the flat flood plains and gravel terraces of the rivers and defined at its edges by higher ground;*
- *Geology dominated by superficial alluvium and gravel river terrace deposits underpins the contrast in arable and pastoral agricultural use, arable crops predominating on the free-draining soils of the river terraces, with grassland more commonly located along the alluvial river flood plains where soils are subject to frequent flooding or are naturally wet;*
- *Flood plain pastoral areas where riverside pastures are subdivided by thick, full hedgerows with some trees contrast with arable areas with larger fields divided by low, small hedgerows with few trees;*
- *Limited tree cover, but local concentrations give the impression of a welltimbered landscape in many places. Riparian trees, especially willows, provide an important component;*
- *A landscape strongly defined by its rivers and their flood plains with the extensive canal network adding significantly to the watery character and providing major recreational assets for the area;*

- *Diverse range of wetland habitats supporting notable species such as spined loach and bullhead fish, otter, water vole, white-clawed crayfish, shoveler, bittern, lapwing, snipe and redshank;*
- *Rich history of human settlement and activity reflected in the archaeology and historic buildings with a particular focus on river crossing points and the gravel terraces, as well as being significant for early Christianity in the Midlands, and later for its canal and brewing heritage;*
- *Settlement pattern heavily influenced by flood risk, confining villages to the gravel river terraces and to rising ground at the edges of the flood plains. Traditional buildings are characteristically of red brick and clay plain tile with earlier timber frame and grander dwellings and churches typically built from sandstone. Red brick and Welsh slate of 19th- and early 20th-century urban expansion prominent in larger settlements along with modern housing and development;*
- *A landscape heavily used as transport and communication corridors along the rivers and canals, for major roads and railways, and for power lines; and*
- *A landscape marked by extensive sand and gravel extraction, power stations and prominent urban-edge industrial and commercial development”.*

- 3.2.11. The Site is located entirely within Flood Zone 1 (<0.1% chance of flooding from rivers or sea in any given year). There are localised areas across the Site to be at risk of pluvial flooding. The largest areas are situated towards the south-east of the site. There is a field ditch present across the Site, situated in the western half and falling east to west.
- 3.2.12. The Site is not located within a Source Protection Zone (SPZ) which are designated for the purposes of safeguarding drinking water quality.
- 3.2.13. The Site is not underlain, or in proximity to, a historic landfill site.
- 3.2.14. The Site is not located within a coal mining reporting area.
- 3.2.15. The Site is not located within an Air Quality Management Area (AQMA). The nearest AQMA is 'AQMA No.2', located 3.4km to the southwest of the Site and was declared by Nottingham City Council in 2002 for annual exceedances in the mean NO₂ objective, with the source attributed to pollution from road traffic.
- 3.2.16. The Site to comprises a mixture of permeable and slowly permeable soils. These soils give land that is of Best and Most Versatile (BMV) quality, comprising Grade 2 and Subgrade 3a Agricultural Land Classification (ALC) land. Lower quality Subgrade 3b land is also present on the Site. Non-agricultural land comprising a concrete pad is also present on the Site. The approximate ALC grading of the Site is set out below:
- **Grade 2** – 0.8 ha (4% of the Site area);
 - **Subgrade 3a** – 0.9 ha (5% of the Site area);
 - **Subgrade 3b** – 16.8 ha (89% of the Site area); and
 - **Non agricultural** – 0.4 ha (2% of the Site area).

- 3.2.17. The work performed on the Site confirms that the Site is majority Grade 3b land, which is not considered to be Best and Most Versatile (BMV) land.

3.3. Planning Background

- 3.3.1. Planning Policy is discussed further in the Planning Statement which accompanies the planning application. The development plan comprises the adopted Broxtowe, Gedling and Nottingham Aligned Core Strategies Part 1 Local Plan (adopted September 2014) and the adopted Broxtowe Part 2 Local Plan that was adopted in (adopted October 2019).
- 3.3.2. As mentioned previously, the Site is allocated under the Broxtowe Part 2 Local Plan for mixed use allocation in Chilwell, Toton and Stapleford, with the Site forming part of a wider allocation, specified at Policy 3.2: Land in the vicinity of the HS2 Station at Toton (Strategic Location for Growth).
- 3.3.3. In 2016 Broxtowe Borough Council approved a planning application (under planning application reference 12/00585/OUT) for the development of a Site (including part of the application) for a maximum of 500 dwellings, that included a convenience store and two retail outlets; a subsequent Reserved Matters application (under planning application reference 17/00499/REM) was approved in 2018 for the erection of 282 dwellings and supporting infrastructure (to the north of the application site). The Reserved Matters application under 17/00499/REM adjoins the north and east of the Site and was implemented through the construction of a small area of tarmac representing part of the access into the site.
- 3.3.4. The site has subsequently been sold by the previous owners and is now under the control of Nottinghamshire County Council.