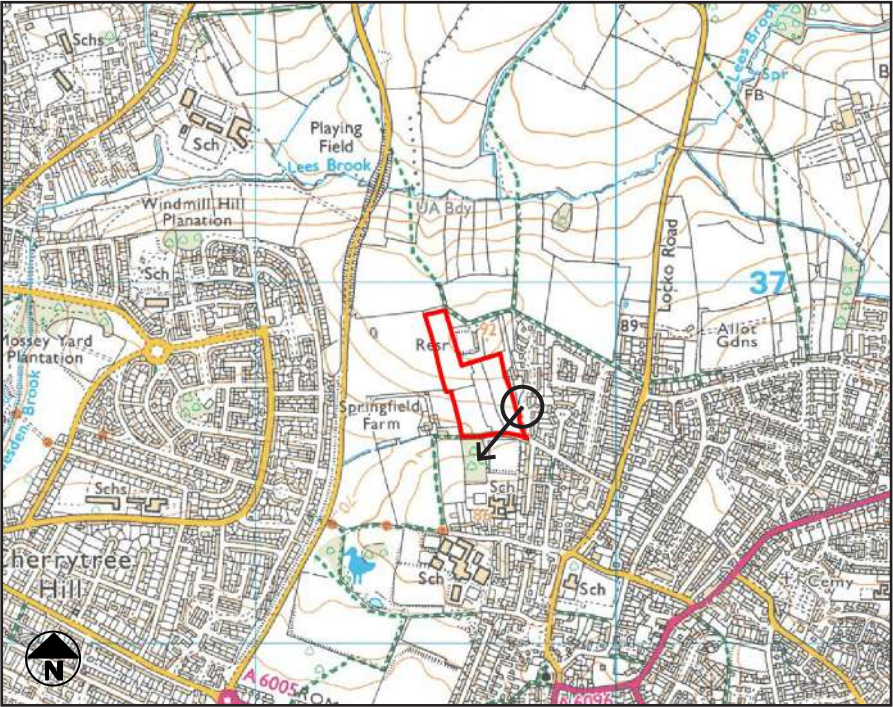




CONTEXT BASELINE VIEWPOINT 1A

Views from Royal Hill Road opposite the entrance to Royal Hill Farm



Camera make & model	- NIKON D780	Viewpoint height (AOD)	- 83m
Date & time of photograph	- 25/07/2023 @ 12:13	Distance from site	- 10m
OS grid reference	- 439740, 336653		

Description of change and nature of impact

This view primarily represents residents in properties opposite the Site. While there would also be some road receptors, this is a residential road, however effects on these receptors would be no greater than residents due to sensitivity and the fleeting nature of views. The Site sits directly in the fore of the view, directly beyond the farm access.

Existing views comprise the roadside hedge, entrance to the farm, new hedge planting and numerous buildings at the farm complex. Views are quickly foreshortened by successive hedgerows at short distance, and by established trees along the footpath passing the south of the Site.

Changes to the view would be at short distance and focus on the removal of a section of the existing roadside hedgerow and creation of the new vehicular main Site access (although the majority would be retained), together with new residential development backing towards the road and defined along the boundary by a new hedgerow replacing the existing visible hedgerow and trees. The nature of the view would alter from paddocks to residential.

While the maturation of proposed boundary hedgerows together with structural planting and landscaping in the south-east of the Site would bring beneficial effects, screening would be limited although there is likely to be some softening of views towards development.

Sensitivity of Visual Receptor

High (Residents)

Magnitude & significance of effects – Completion

Magnitude: Medium to high

Significance of Effects: Major Adverse

Magnitude & significance of effects – Year 15

Magnitude: Medium to high

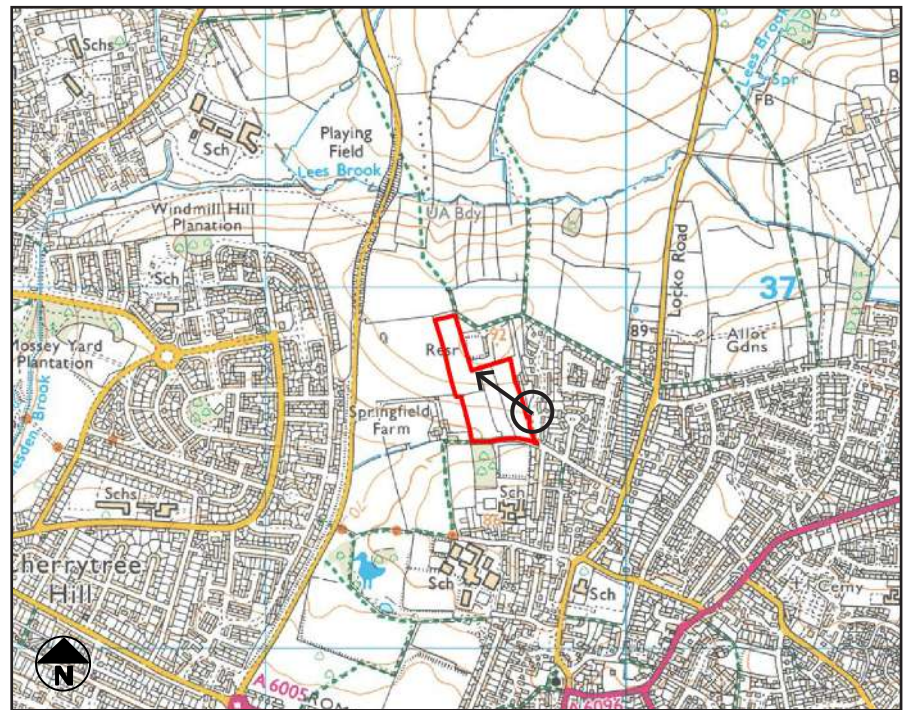
Significance of Effects: Moderate to Major Adverse

Approximate extents of the Site



CONTEXT BASELINE VIEWPOINT 1B

Views from Royal Hill Road opposite the entrance to Royal Hill Farm



Camera make & model – NIKON D780
Date & time of photograph – 25/07/2023 @ 12:13
OS grid reference – 439740, 336653

Viewpoint height (AOD) – 83m
Distance from site – 10m

Description of change and nature of impact

This view primarily represents residents in properties opposite the Site. While there would also be some road receptors, this is a residential road, however effects on these receptors would be no greater than residents due to sensitivity and the fleeting nature of views. The Site sits directly in the fore of the view, directly beyond the farm access.

Existing views comprise the roadside hedge, entrance to the farm, new hedge planting and numerous buildings at the farm complex. Views are quickly foreshortened by successive hedgerows at short distance, and by established trees along the footpath passing the south of the Site.

Changes to the view would be at short distance and focus on the removal of a section of the existing roadside hedgerow and creation of the new vehicular main Site access (although the majority would be retained), together with new residential development backing towards the road and defined along the boundary by a new hedgerow replacing the existing visible hedgerow and trees. The nature of the view would alter from paddocks to residential.

While the maturation of proposed boundary hedgerows together with structural planting and landscaping in the south-east of the Site would bring beneficial effects, screening would be limited although there is likely to be some softening of views towards development.

Sensitivity of Visual Receptor

High (Residents)

Magnitude & significance of effects – Completion

Magnitude: Medium to high

Significance of Effects: Major Adverse

Magnitude & significance of effects – Year 15

Magnitude: Medium to high

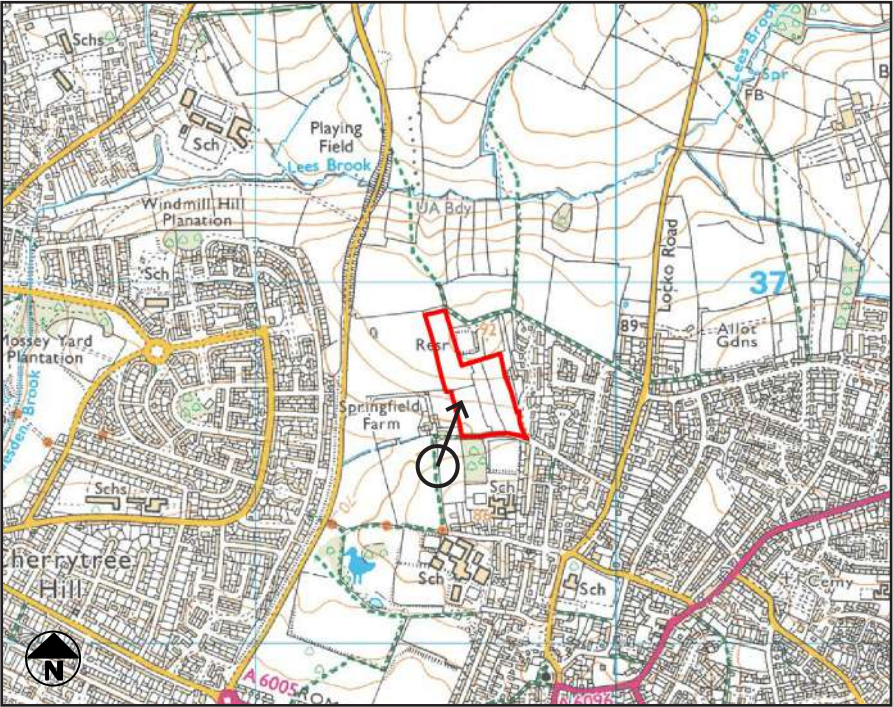
Significance of Effects: Moderate to Major Adverse





CONTEXT BASELINE VIEWPOINT 2

Views from the PRoW between Acorn Way and Royal Hill Road



Camera make & model	- NIKON D781	Viewpoint height (AOD)	- 82m
Date & time of photograph	- 25/07/2023 @ 11:44	Distance from site	- 105m
OS grid reference	- 439508, 336491		

Description of change and nature of impact

Much of the PRoW from Acorn Way is well screened by flanking tall hedgerows with trees, both along the path itself and where it passes alongside properties on West Road. There is a short section of PRoW where the route is elevated and there are views beyond the adjacent hedgerow across the foreground arable land towards and of the Site. The horizon is formed at the middle distance by rising arable and grazed fields divided by hedgerow sections / remnants, scattered trees and fencing. Other visible elements include Springfield Farm buildings, the two communication masts, buildings and earthworks at the covered reservoir compound, and shelters / structures in the paddocks.

On completion of the development, new housing would be clearly visible at short distance, replacing grazing and sitting in front of the reservoir compound, extending the settlement edge where this is not currently experienced. The existing gappy hedge sections and fencing would be reinforced with new hedgerow planting creating a continuous hedgerow boundary and some screening of the development. Landscape proposals in the north and south of the Site would be less readily discernible due to the topography, and

existing retained and intervening key vegetation., although receptors would perceive tree planting and other habitat enhancements within these areas.

Sensitivity of Visual Receptor

High (PRoW users)

Magnitude & significance of effects – Completion

Magnitude: Medium

Significance of Effects: Moderate to Major Adverse

Magnitude & significance of effects – Year 15

Magnitude: Low to Medium

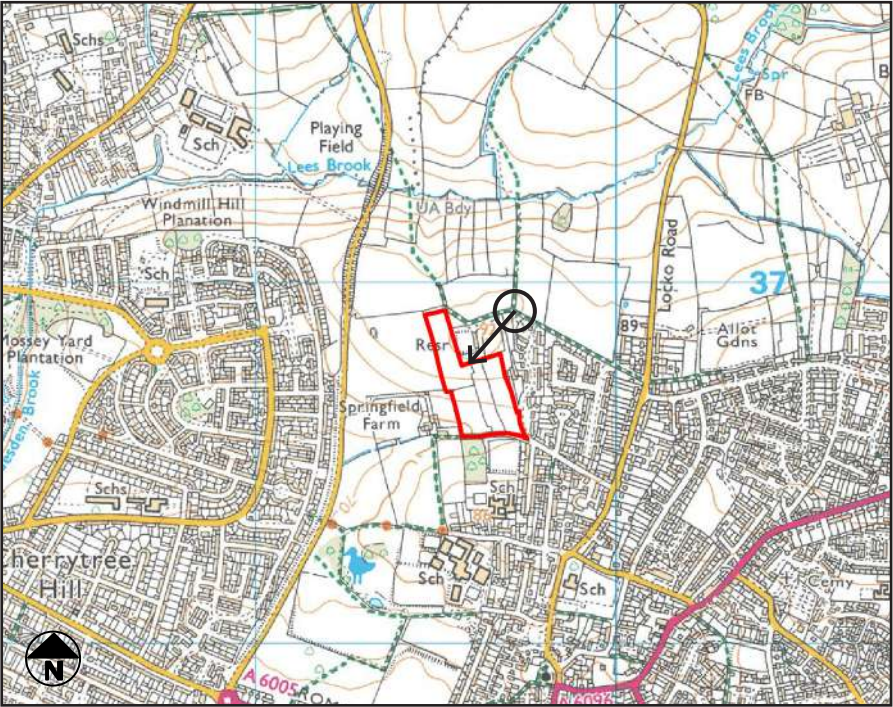
Significance of Effects: Moderate Adverse





CONTEXT BASELINE VIEWPOINT 3

Views looking south-west from the PRoW between Locko Road and NW Spondon, to the north-east of the Site



Camera make & model	- NIKON D782	Viewpoint height (AOD)	- 91m
Date & time of photograph	- 25/07/2023 @ 12:08	Distance from site	- 115m
OS grid reference	- 439717, 336915		

Description of change and nature of impact

This viewpoint represents the first opportunity for glimpses of the Site from the footpaths along or approaching the north-west of Spondon.

Existing views are well enclosed by vegetation to either side of the path, with a brief opportunity looking south via a field access adjacent to the reservoir compound, narrowed by field hedges to either side. Across ruderal vegetation in the foreground, recent built form at Royal Hill Farm can be seen, and which would be more apparent in winter following annual / perennial vegetation dieback. It is likely that a select number of proposed dwellings would also be seen alongside (and in the context of) the existing building. Consequently, there would be a slight increase in the presence of development within the view at this point along the footpath, although this would be very limited by the narrowed nature of the view. The new boundary hedgerow planting will provide a degree of screening of the new dwellings over time.

Sensitivity of Visual Receptor

High (PRoW users)

Magnitude & significance of effects – Completion

Magnitude: Low

Significance of Effects: Minor to Moderate Adverse

Magnitude & significance of effects – Year 15

Magnitude: Low

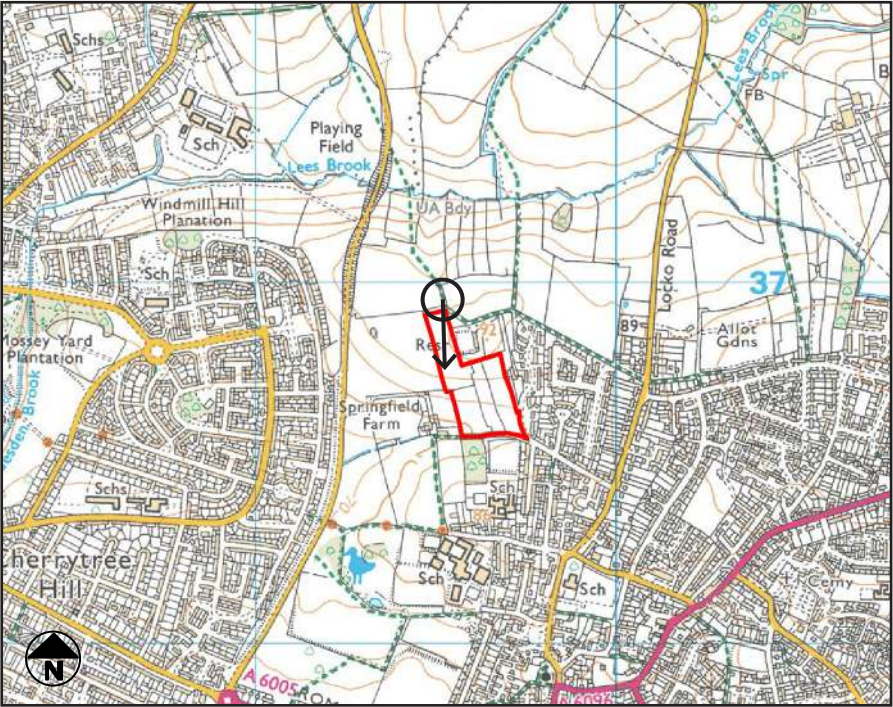
Significance of Effects: Minor Adverse





CONTEXT BASELINE VIEWPOINT 4

Views looking south from the PRoW between Morley Road and NW Spondon immediately north of the Site



Camera make & model	- NIKON D783	Viewpoint height (AOD)	- 89m
Date & time of photograph	- 25/07/2023 @ 12:04	Distance from site	- 25m
OS grid reference	- 439523, 336947		

Description of change and nature of impact

On the approach southwards to the Site, the footpath becomes more elevated as the path follows the rising ground from the Lees Brook valley. The trees and shrubs bordering the reservoir compound and part of the unmanaged hedgerow along the Site's northern boundary become increasingly visible.

This viewpoint illustrates the views experienced by public footpath users in closest range of the Site. Beyond vegetation around the south-western corner of the field through which the footpath passes. This is the main focus of the view.

Views into the Site itself are not possible, although planting in the northern limits would be visible, further reducing the potential for any views further south including during the winter months. This would also serve to provide additional screening between the footpath and proposed development.

Sensitivity of Visual Receptor

High (PRoW users)

Magnitude & significance of effects – Completion

Magnitude: Medium to high

Significance of Effects: Major Adverse

Magnitude & significance of effects – Year 15

Magnitude: Medium to high

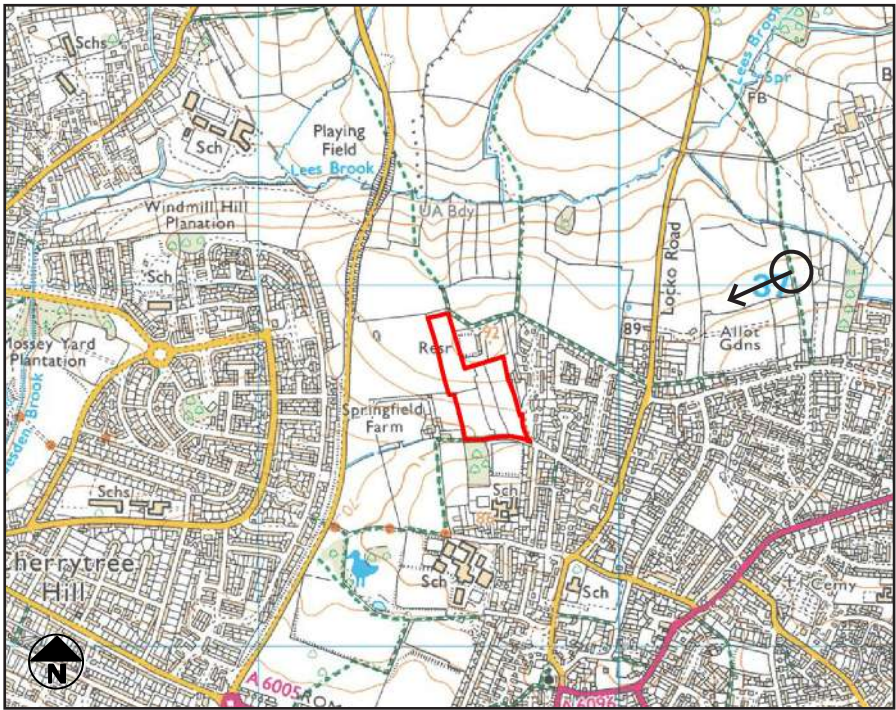
Significance of Effects: Moderate to Major Adverse





CONTEXT BASELINE VIEWPOINT 5

Views looking east south-east from the PRoW north of Spondon Allotments



Camera make & model - NIKON D784
Date & time of photograph - 25/07/2023 @ 11:16
OS grid reference - 440479, 337034
Viewpoint height (AOD) - 87m
Distance from site - 830m

Description of change and nature of impact

To the east of Locko Road there is a single public footpath extending north of Spondon’s settled edge. North of the allotments, views looking west are typically curtailed by a field hedgerow alongside, however, before the route descends to the Lees Brook there is a brief opportunity for views beyond the hedge of adjacent pasture. As a result of robust vegetation and trees along next field boundary within the view, no more than glimpses of further fields at middle distance, which comprise sloping mixed farming north of the Lees Brook.

The Site, its immediate environs, and residential development close to the Site are completely screened from view. Due to the position of the Site relative to the settlement edge (including the reservoir compound) it is considered unlikely that the Site and any components of the proposed development would be visible.

Sensitivity of Visual Receptor

High (PRoW users)

Magnitude & significance of effects – Completion

Magnitude: Nil

Significance of Effects: None

Magnitude & significance of effects – Year 15

Magnitude: Nil

Significance of Effects: None



