

## **7-030-00: Sinfin Industrial Estate, Sinfin Lane, Derby.**

Policy site 4

### *Brief Description and Main Identified Constraints*

29.2 ha.

Identified in the local plan as an industrial location. A predominantly flat site containing a wide range of buildings and firms, mostly in industrial use. There are many homes nearby, some almost adjacent to the estate. Access is good from north.

There is an AQMA along the Ring Road to the north. A Tree Preservation order protects trees along the site boundary to Sinfin Lane.

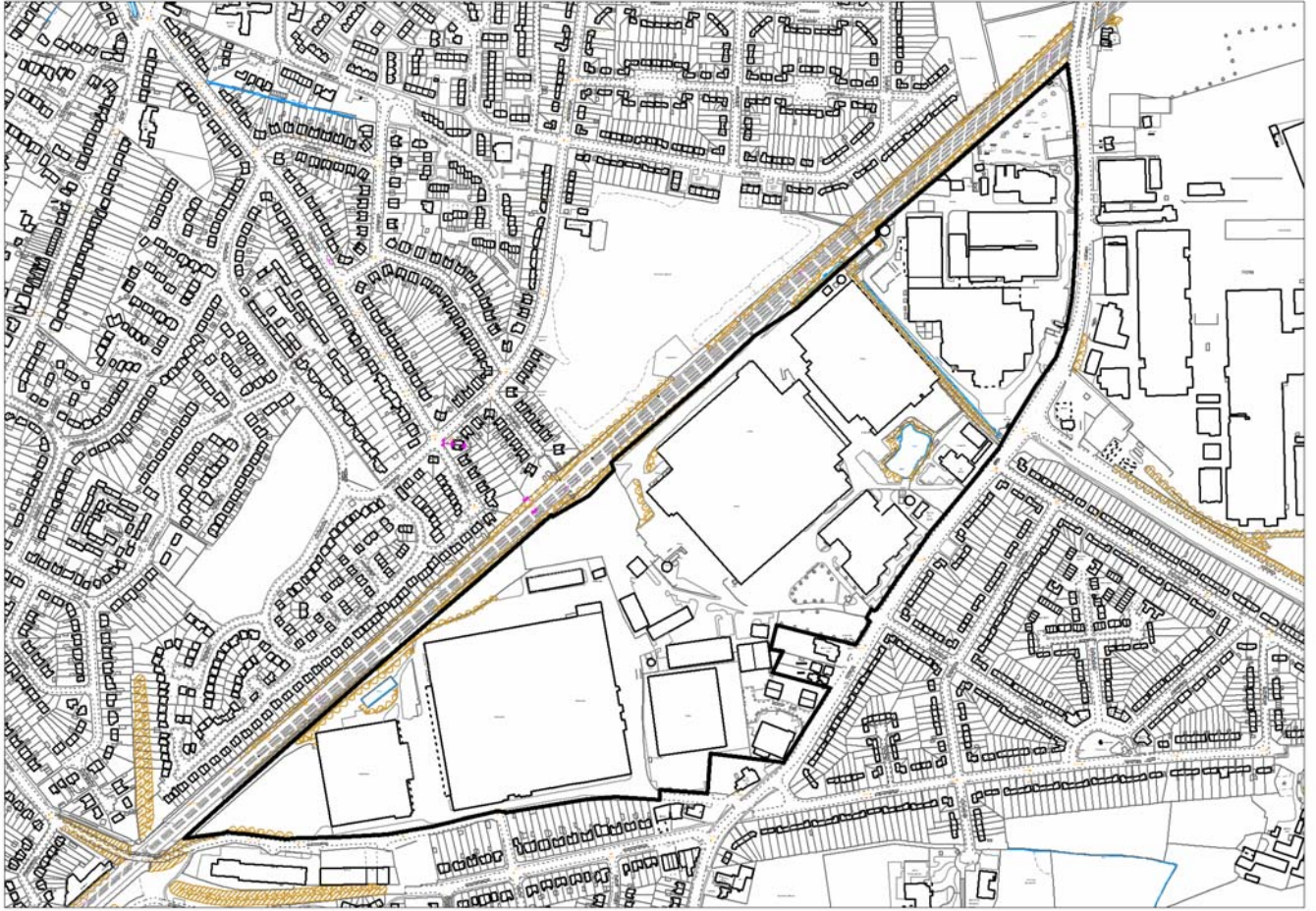
The parts of the estate which are nearest to homes might be suitable for waste management developments which had no greater impact than the existing industrial uses.

Elsewhere in this industrial estate, a wider range of development should be acceptable.

The Sustainability Appraisal suggests there may be concerns over impacts on housing from traffic movements which would need to be resolved and if a resource park, needing 24hr operation, was considered rail transfer facilities should be considered. It also notes that sensitive design and screening should be introduced to reduce visual impacts throughout the site.

### *Site Specific Policies*

1. Development will be permitted for types 2-5a, 6a 7, 8, 9 & 12.
2. Developments on the parts of the estate which are nearest to homes should have no greater impact than the existing industrial uses. Sensitive designs and screening should be sought to reduce visual impacts from outside the site.
3. Traffic assessment of impact on the Sinfin Lane / Ring Road junction, which should include impacts on the AQMA, and impacts on surrounding housing, should be included with the submission of a planning application
4. Any development must be compatible with existing employment uses.
5. Developments should not adversely affect the trees on the Sinfin lane frontage.



## **7-032-00: Sinfin Tannery Site, Sinfin Lane, Derby.**

Policy site 4

### *Brief Description and Main Identified Constraints*

4.37 ha.

Identified in the local plan as an industrial location. A vacant site, contaminated by its previous use as a tannery. It has had permission for treatment of municipal waste (SWERF) but the permission was not implemented and has now lapsed . There are four homes adjoining the site at west.

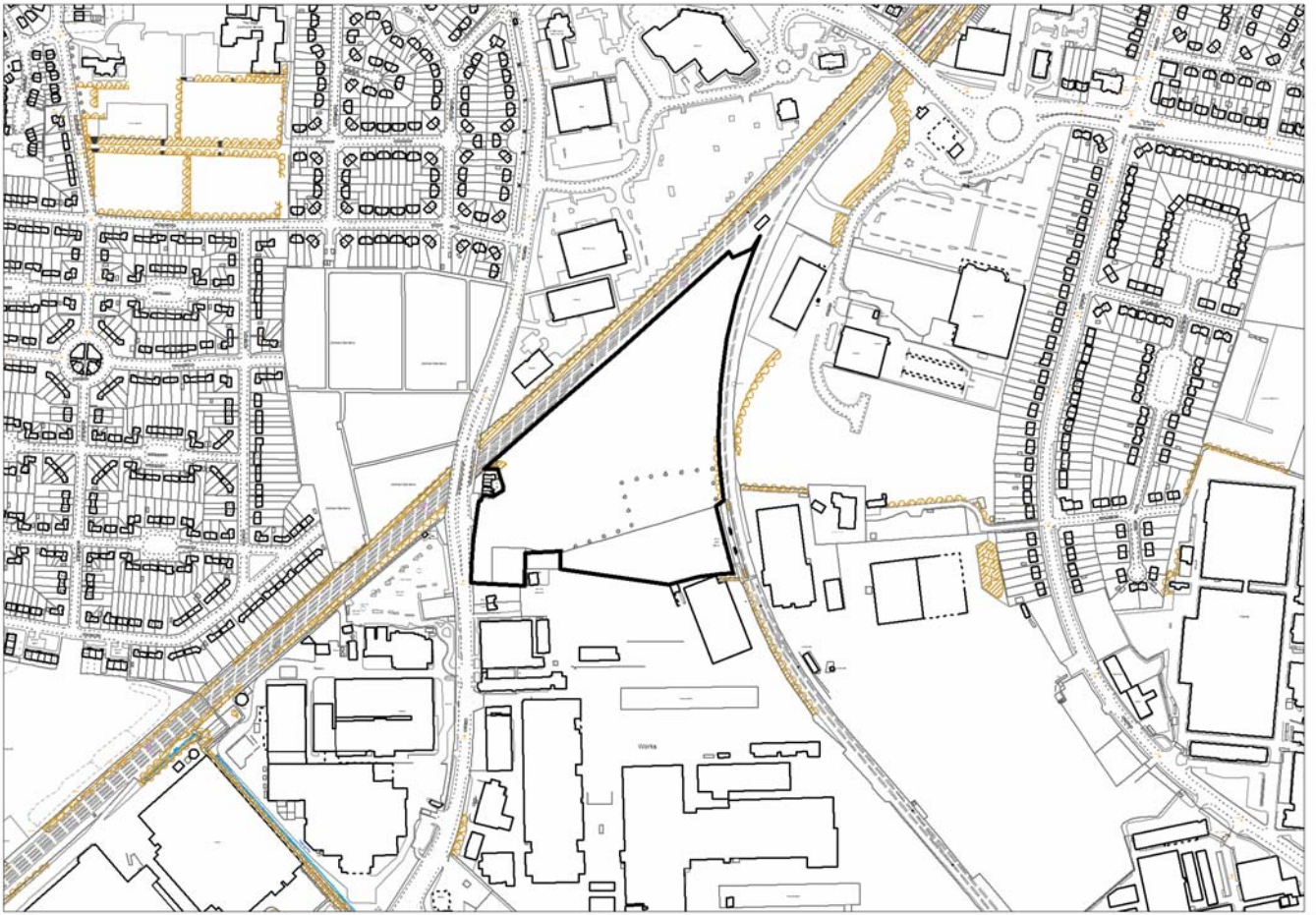
It is important to minimise the impact on people's enjoyment of their residential environment.

Provided that measures are taken to protect local people, the site might be suitable for range of developments. Because of the contamination, risk assessments and other procedures relating to groundwater and other factors would be necessary.

The Sustainability Appraisal notes that development of this site could assist regeneration and employment opportunities .

### *Site Specific Policies*

- 1 Development will be permitted for types 2-5a, 6a 7,8, 9 & 12.
- 2 A land decontamination assessment and programme will be required with the submission of a planning application.
- 3 Developments will have to protect the residential amenity of the homes adjacent to the site.
- 4 Details of a new junction onto Sinfin Lane, which maximises the junction visibility splay, will be required with the submission of a planning application.
- 5 Any development must be compatible with existing employment uses in the area.



## **7-054-00: Chaddesden Sidings South, Wyvern Way, Derby.**

Policy site 4

### *Brief Description and Main Identified Constraints*

27.2 ha.

Identified in the local plan as an industrial location (EP7). An almost completed landfill site. bordered by the River Derwent and Pride Park to the west, the Wyvern retail and business park to the north and east and a railway embankment and industrial complex to the south. The local plan envisages the possibility of a rail freight link, which may be possible if costs allow. Industrial or waste management development would have to be of a quality which reflects the characteristics of the Wyvern and Pride Park.

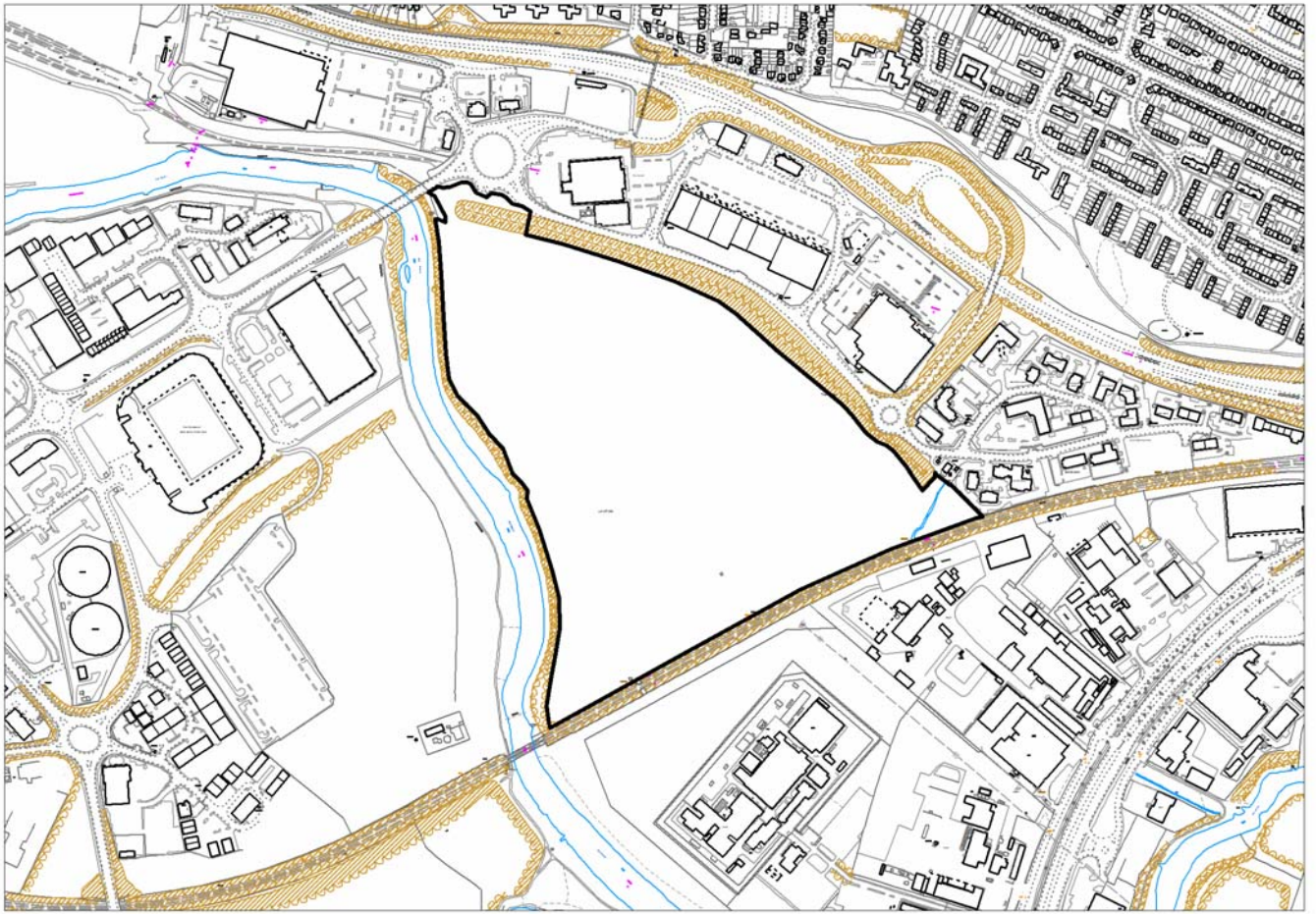
The River Derwent and its banks are of significant natural history and visual importance which would have to be protected.

The Sustainability Appraisal notes that the site is within flood risk zone 3 and that large scale buildings could impose on the skyline.

### *Site Specific Policies*

1. Development will be permitted for types 2-5a, 6a 7, 8, 9 & 12.
2. For any proposals adjoining or effecting the river corridor, assessment of impacts on natural history value of site the river and its banks and the visual effects on the River corridor, with the submission of a planning application..
3. Any proposal must allow for the proposed canal route along the western perimeter of the site.
4. Flood risk assessment and groundwater protection plans should be included with the submission of a planning application.
5. Any development and the traffic they generate must be compatible with existing employment, retail and leisure uses in the adjacent area and proposed on site.





## **7-083-00: Ascot Drive Industrial Estate, Ascot Drive, Derby.**

Policy site 4

### *Brief Description and Main Identified Constraints*

61.8 ha.

Identified in the local plan as an industrial location. The site contains a very wide variety of industrial, distribution, retailing and other uses, including waste management. There are no homes within the estate but there are residential areas on its peripheries. Access is generally good, Ascot Drive being a wide distributor road connecting, via London Road and Osmaston Road, with the city's trunk roads.

Provided that care is taken not to affect people's enjoyment of their homes and compatibility with other employment uses the estate should be suitable for a wide range of waste management development.

### *Site Specific Policies*

1. Development will be permitted for types 2-5a, 6a 7, 8, 9 & 12.
2. Developments on the parts of the estate which are nearest to homes should have no greater impact than the existing industrial uses.
3. Any development must be compatible with existing employment uses.







## **7-095-00: Chaddesden Sidings West, off Chequers Road, Derby.**

Policy site 4

### *Brief Description and Main Identified Constraints*

10.4 ha.

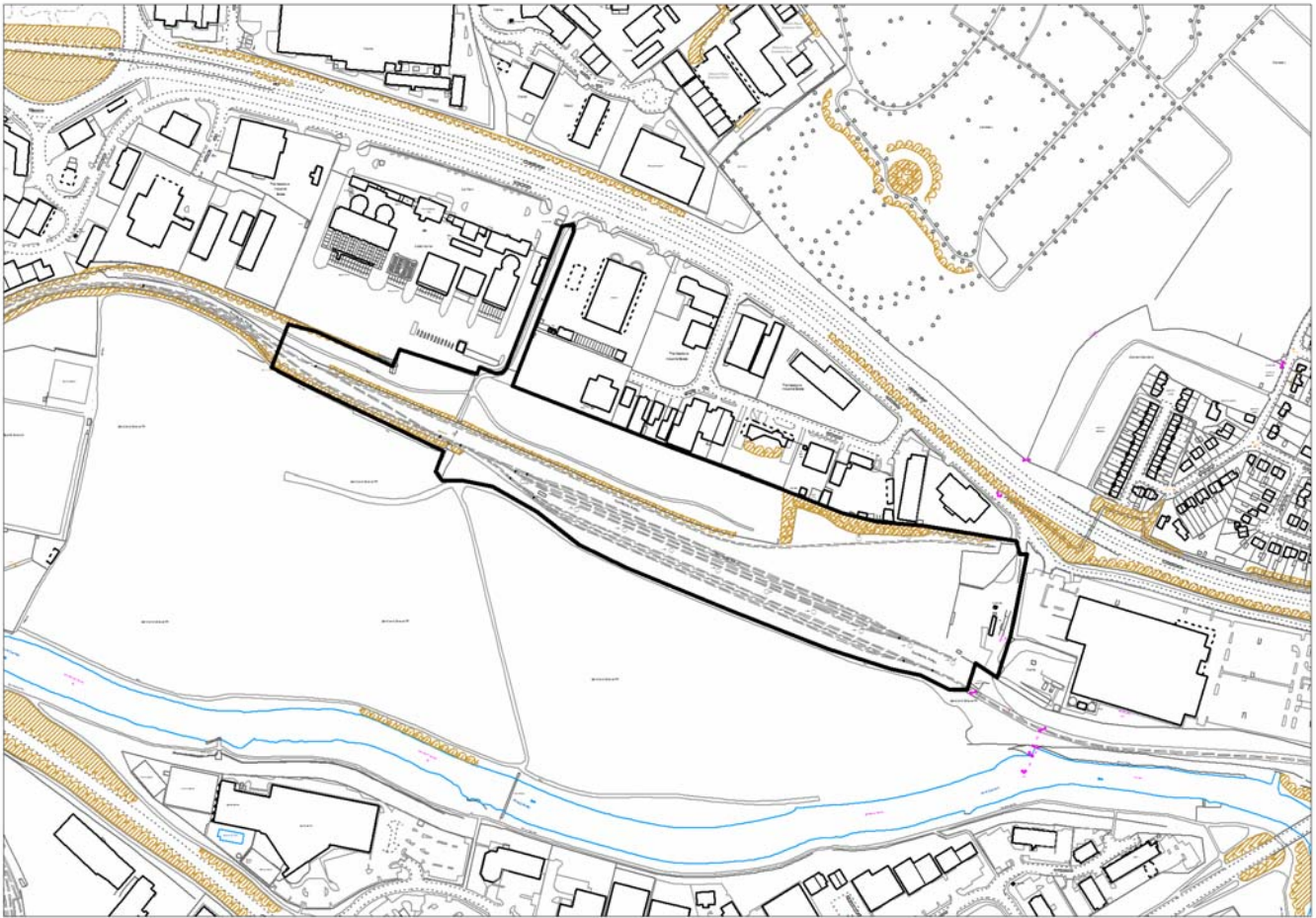
Identified in the local plan as an industrial location (EP6). A flat area of land adjoining and giving access to a landfill operation at south. Partly in temporary use for car storage, partly for recycling and partly vacant. In the vicinity, at north and east, are the cattle market, quasi-retail uses (showrooms and a Costco), industry and a scrapyard. A definitive footpath runs north up to Chequers Road from the site.

There are long standing intentions for a leisure development on the land to the south, which might include part of this site. Access for HGVs are good and there is potential for a rail freight connection. The site is visible from Pride Park.

The Sustainability Appraisal notes that the site is within flood risk zone 3 and that sensitive design and screening of developments should be introduced to reduce visual impacts throughout the site.

### *Site Specific Policies*

1. Development will be permitted for types 2-5a, 6a 7, 8, 9 & 12.
2. Any development must be compatible with Green Wedge open leisure uses proposed to the south of the site and the wider area, particularly in visual terms.
3. Flood risk assessment should be included with the submission of a planning application.
4. Any development must be compatible with existing employment and other uses.



## **7-096-00: The Meadows Industrial Estate, Chequers Road, Derby.**

Policy site 4

### *Brief Description and Main Identified Constraints*

7 ha.

Identified in the local plan as an industrial location. It contains a variety of uses, including the cattle market, showrooms, industry and a scrapyard. Vehicular access is good and there is potential for a rail freight connection south of the estate. Parts of the estate are highly visible from A52, an important gateway to Derby.

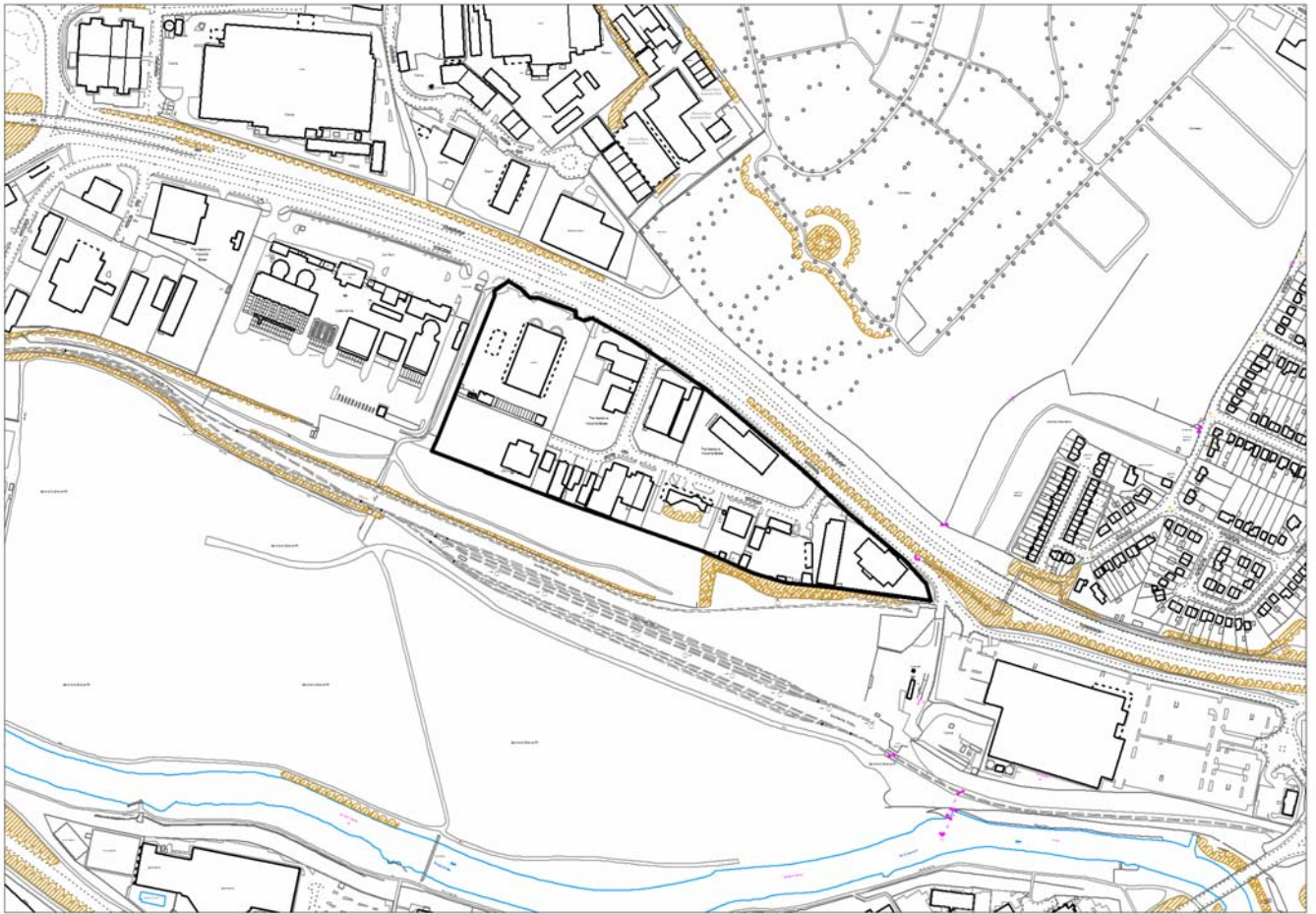
Possibly in conjunction with site 7-095-00, at south, the site may be suitable for a wide range of waste management development.

The Sustainability Appraisal notes that the site is within flood risk zone 3 and that sensitive design is particularly important here so that it is compatible with city gateway location of the estate for users of the A 52.

### *Site Specific Policies*

1. Development will be permitted for types 2-5a, 6a 7,8, 9 & 12.
2. Flood risk assessment must be included with the submission of a planning application.
3. Any development must be compatible with existing employment and other uses and in design terms sensitive to the visual effects of any development from the A52 .





## **7-100-00: East of Raynesway, Spondon, Derby**

Policy site 4

### *Brief Description and Main Identified Constraints*

193.2 ha.

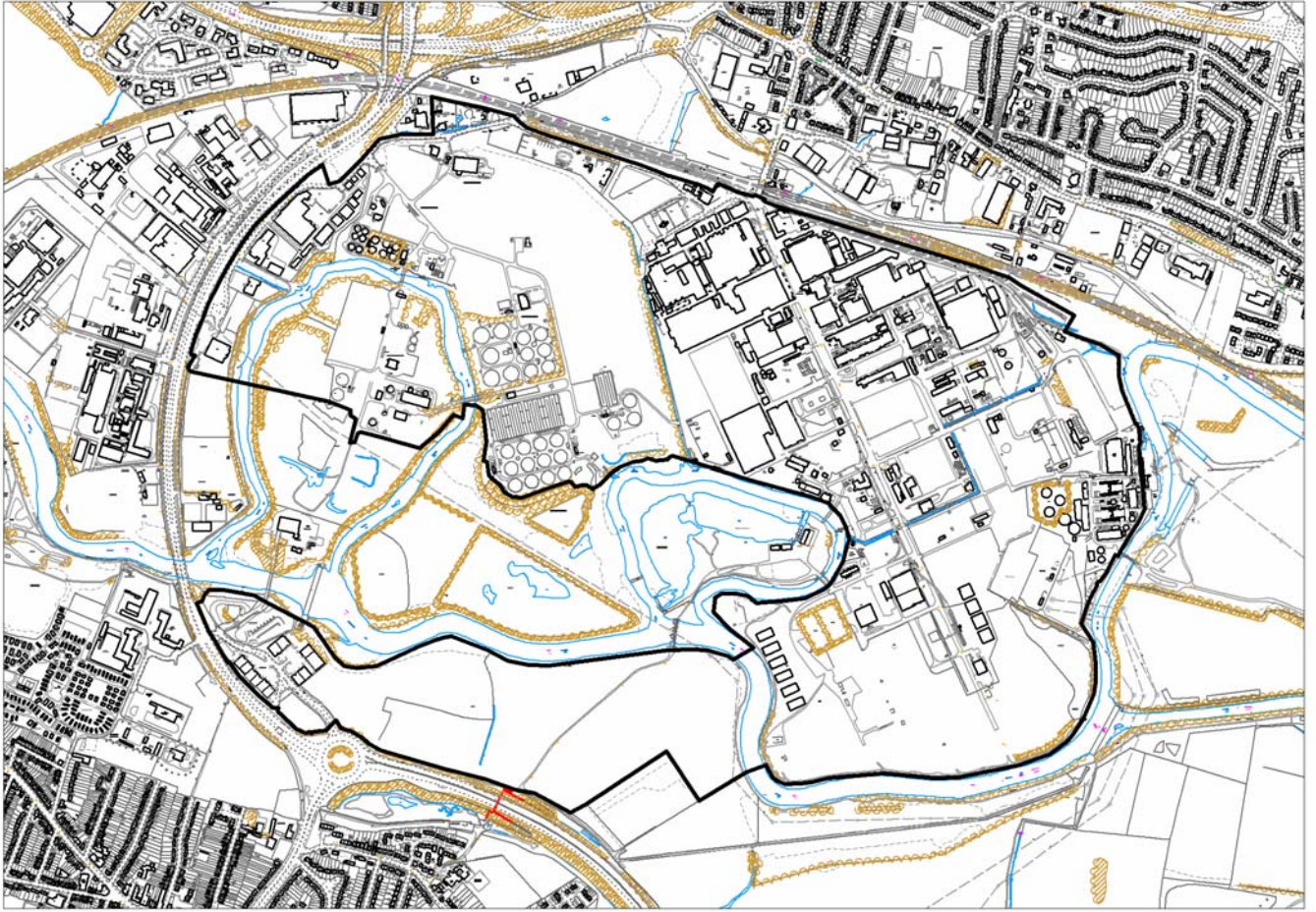
Identified in the local plan as an industrial location. Most of the land north of the river comprises land which is in industrial use or is derelict, having formerly been industrial and land used for the Derby Sewerage works. These works have been recently modernised and will remain, although there are vacant sites within the works.

Most of the land south of the river is undeveloped. The local plan proposes that the land, north (outside the sewerage works) and south, should be developed with a mix of uses, including industry, and that a river crossing should be provided, linking with the Alvaston bypass. The plan stresses the need to protect the high natural history importance of the river and its banks. There is a recent outline planning permission south of river for B1, B2, B8, car showrooms and infrastructure.

The Sustainability Appraisal notes that the site is within zone 3 for flood risk and the risk of pollution affecting the Groundwater protection zone the site is within.

### *Site Specific Policies*

1. Development will be permitted for types 2-5a, 6a 7,8, 9 & 12.
2. Flood risk assessment and groundwater protection plans should be included with the submission of a planning application.
3. For any proposals adjoining or effecting the river corridor, assessment of impacts on natural history value of site the river and its banks and adjoining areas and the visual effects on the River corridor, should be included with the submission of a planning application.
4. On the northern and western part of the site, a land decontamination assessment and programme may be required with the submission of a planning application.
5. Any development must be compatible with employment uses on the remaining part of the site.





## **7-102-00: Estate West of Raynesway , Derby**

Policy site 4

### *Brief Description and Main Identified Constraints*

39.1 ha.

Identified in the local plan as an industrial location. It is a complex containing several large firms, including a cash & carry, Balfour Beatty Rail plant and Rolls Royce marine engine factory, offices and research centre. At southwest, the complex borders the River Derwent; a cricket ground adjoins the south corner of the complex. Vehicle access is good and is available from both carriageways of A5111, Raynesway. A railway line runs northwest of the complex. Some of the firms are long-established on the complex and there is no indication of any intention for them to relocate. The River Derwent and its banks are of significant natural history and visual importance.

The Sustainability Appraisal notes that the site is within flood zone 3, that vehicles accessing the site may have to pass through an AQMA and large scale buildings could be visually intrusive .

### *Site Specific Policies*

1. Development will be permitted for types 2-5a, 6a 7,8, 9 & 12.
2. For any proposals adjoining or effecting the river corridor, assessment of impacts on natural history value of site the river and its banks and the visual effects on the River corridor, with the submission of a planning application..
3. Traffic assessment of impact on the Raynesway especially for high traffic generators, should be included with the submission of a planning application
4. Flood risk assessment and groundwater protection plans should be included with the submission of a planning application.
5. Any development must be compatible with existing employment uses.



## **7-104-00: Waste Transfer Station, off Raynesway, Derby**

Policy site 4

### *Brief Description and Main Identified Constraints*

3.0 ha.

Containing the former Derby Corporation incinerator buildings, the site is currently in use mainly as a municipal waste transfer station. The site is part of an island in the middle of an oxbow bend of the River Derwent, is linked to Raynesway via a bridge and also contains flood defence works. The site is identified in the local plan as being within the green wedge of the Derwent Valley.

The River Derwent is an important natural history site and another important history site lies to the east, across the river. Planning permission for the redevelopment of the site for a new waste development was granted on the basis that it would have no greater impact on the green wedge than the existing buildings and uses.

The site's green wedge location, its limiting bridge access, the requirements to protect the flood defence regime and the surrounding natural history interests would all limit the type and scale of development to something of no greater scale than that already granted planning permission.

### *Site Specific Policies*

1. Development will be permitted for types 2-5a, 6a 7,8, & 9.
2. Flood risk assessment should be included with the submission of a planning application.
3. Assessments of impacts on natural history value of site the river and its banks and the visual effects on the River corridor and the Green Wedge, should be included with the submission of a planning application..



