

Infinity Garden Village (Wragley Way)

ENVIRONMENTAL STATEMENT

Volume 1

Non Technical Summary

June 2019



**Hallam Land
Management**

Infinity Garden Village (Wragley Way)

Environmental Statement

Non Technical Summary

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1.0 Introduction

- 1.1 Hallam Land Management Limited is seeking to obtain planning permission for residential, employment and related development on land at the southern edge of Derby, generally located to the south of Wragley Way and north of the A50. Two outline planning applications have been prepared.
- 1.2 The 'residential' application straddles the administrative boundary of South Derbyshire District Council (SDDC) and Derby City Council (DCC). The 'employment' application falls entirely within South Derbyshire District.
- 1.3 The location and extent of the Application Sites is shown in Appendix 1.
- 1.4 This document presents a non-technical summary (NTS) of the Environmental Statement (ES) that has been submitted as part of the planning applications. The ES presents the findings of the Environmental Impact Assessment (EIA) which was undertaken as part of the preparation of both applications, which have been assessed together as the Proposed Development.
- 1.5 The full ES can be viewed at the offices of SDDC and DCC:

South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
Derbyshire
DE11 0A

Tel. 01283 595795.

Derby City Council
Council House
Corporation Street
Derby
DE1 2FS

Tel. 01332 786968

- 1.6 An electronic (CD-ROM) copy of the full ES can be obtained from:

Planning and Design Group (UK) Limited
Pure Offices
Lake View Drive
Sherwood Park
Nottingham
NG15 0DT

Tel: 01623 7263256

E: midlands@panddg.co.uk

- 1.7 A charge of £25 (incl. VAT and postage and packing) will be payable in advance for each CD-ROM.
- 1.8 Full copying and printing charges will be applied to any request for a paper copy.

2.0 Assessment Approach

- 2.1 The EIA process aims to ensure that any significant effects arising from a development are identified, described and assessed, to inform the understanding of impacts of the Proposed Development and assist in decision making on the planning applications. This ES therefore identifies and assesses the likely significant effects in relation to both the construction and operational phases of the Proposed Development. Measures proposed in order to avoid, reduce or remedy, if possible, significant adverse effects are identified.
- 2.2 The ES has used the following categories to help identify and address effects of the Proposed Development:
- Transport
 - Water Environment
 - Ground Conditions
 - Heritage and Archaeology
 - Landscape and Visual Impact
 - Ecology
 - Arboriculture
 - Air Quality
 - Noise
 - Agriculture and Soils
 - Socio Economics
- 2.3 The ES is supported by an Illustrative Masterplan (Appendix 2) which sets out the choice of scheme, a plan which describes the parameters of the Proposed Development (Appendix 3) and plans showing the detailed access proposals (Appendix 4) for which approval is sought by the 'residential' planning application.

3.0 Proposed Development

- 3.1 The Proposed Development assessed within the ES is comprised of two components, generally described as follows:

'Residential Component':

Development of up to 1,850 dwellings, a 2 form entry primary school, a local centre (including community hall, retail and other local services and facilities), public house, drive-through restaurant, petrol filling station, strategic highway infrastructure including new junction on the A50 and associated road links, public open space including children's play provision, surface water drainage infrastructure, landscaping, earthworks and ancillary supporting infrastructure.

'Employment Component':

Development of employment uses, and related road links, surface water drainage infrastructure, landscaping, earthworks and ancillary supporting infrastructure.

- 3.2 The built-form components development of the Proposed Development are as follows:

Use	Development Quantum
Residential Component	
Residential dwellings	Up to 1,850 dwgs
2 form entry primary school	between 1.6 and 2 hectares site area
Local centre (including community hall, retail and other local services and facilities)	up to 1,900 sqm gross floor area
Public house	750 sqm gross floor area
Drive-through restaurant	450 sqm gross floor area
Petrol filling station	450 sqm gross floor area
Employment Component	
Employment uses (Use Classes B1, B2 and B8)	a minimum of 46,500 sqm up to 51,100 sqm gross floor area

- 3.3 The proposals for the new junction on the A50, link road and related works are as set out in the planning application submitted on behalf of Derbyshire County Council to Derbyshire County Council, ref. CD9/0319/110. That application can be viewed via the following link:

<https://apps.derbyshire.gov.uk/applications/planning-applications/profile.asp?AppCode=CD9/0319/110&AppType=2>

- 3.4 The County Council's description for that planning application is as follows:

'Demolition of Ashlea Farm and related buildings off Deep Dale Lane and the development of a new all movement junction on the A50 and connecting link road to Infinity Park Way, with associated works including: street lighting columns, footways/cycleways, construction of earth mounds, flood compensation areas, acoustic fencing and landscaping.'

- 3.5 Where relevant, this ES has regard to the proposals for the junction on the A50 and connecting link road, as set out in the above referenced application. Whilst the Proposed Development assessed within this ES makes provision for the A50 junction, link road and related works, the applications supported by this ES do not seek planning approval of the detailed design of those works.

4.0 Site Description

- 4.1 The site (of the two planning applications areas) comprises agricultural land adjacent to existing development on the southern edge of Derby. The southern boundary of the site is defined by the A50 (Derby Southern Bypass). The western edge of the site is marked by the Derby to Birmingham railway. The site's eastern edge falls to the east of Deep Dale Lane. The site also incorporates land to the east of existing development.
- 4.2 The total site area for the ES is 149 hectares (368 acres), with the 'residential' proposals extending to 128 ha (316 acres) and the 'employment' proposals to 21 ha (52 acres). The distance between the westernmost and easternmost boundaries is around 2.8 kilometres (1.7 miles) at its maximum.
- 4.3 The ES site falls mainly within South Derbyshire District. It abuts land within Derby City to the north. Part of the 'residential' proposal site falls within Derby City, though no built development is proposed within that area.
- 4.4 The ES site falls within the area identified as 'Infinity Garden Village'.

Infinity Garden Village

- 4.5 On 2nd January 2017 the Government announced its support for the delivery of 14 new garden villages across England. Infinity Garden Village (IGV) is one of these. The IGV concept emerged from various components of proposed growth in the southern Derby area, now committed in the Local Plans of both Derby City and South Derbyshire, in the area of land framed by Rolls Royce to the north, Chellaston to the east, the A50 to the south and Sinfin in the west.
- 4.6 The key components of Infinity Garden Village are:
- the delivery of around 2,130 new homes on land at Wragley Way, supported by a primary school, local centre and extensive network of green and blue infrastructure (SDDC Policy H15 and DCC Policy AC18);
 - the delivery of around 117 hectares of new employment space as an extension to Infinity Park Derby (SDDC Policy E4 and DCC Policy AC15);
 - the delivery of a new secondary school (SDDC Policy INF12); and
 - the delivery of new transport infrastructure including the Southern Derby Integrated Transport Link (SDITL) (SDDC Policy INF4 and DCC Policy CP24) and a new junction on the A50 (SDDC Policy INF13).

5.0 Planning Policy

- 5.1 The proposals achieve a high degree of conformity with national planning guidance and local planning policies. In particular, the 'residential' proposals fall primarily within the area allocated by Policy H15: Wragley Way (South Derby) within the South Derbyshire Local Plan Part 1. South Derbyshire Local Plan Part 2 Policy INF13: Southern Derby Area and Infinity Garden Village confirms support for a mix of uses as part of the Infinity Garden Village development.
- 5.2 Policy INF13 states that a joint 'development framework document' will be prepared to guide the development and cross boundary collaboration between South Derbyshire District Council, Derby City Council, Derbyshire County Council and developers.
- 5.3 Derby City Local Plan - Part 1: Core Strategy Policy AC18 Wragley Way identifies that land south of Wragley Way will form a new sustainable urban extension to Derby, the majority of which will be within South Derbyshire. The policy confirms that Derby City Council will work with South Derbyshire District Council to ensure the comprehensive masterplanning of the area.
- 5.4 Appendix 5: Map 5, of the South Derbyshire Local Plan Part 2 shows the boundary of Infinity Garden Village, allocations for residential and employment development and requirements for key infrastructure.
- 5.5 The 'employment' proposals are aligned with the intent of the Infinity Garden Village proposals.
- 5.6 Appendix 6 shows a Concept Masterplan for development across Infinity Garden Village

6.0 Effects

- 6.1 This section summarises the key residual environmental effects identified in the ES and those sensitive receptors most likely to be affected. It is with regard to those receptors that the analysis of any additional impacts associated with cumulative effects has been carried out.
- 6.2 This approach accords with EIA legislation and best practice which focuses on the main or significant effects arising from the development.
- 6.3 Table 1 provides a summary of the main residual effects (post incorporation of mitigation measures) that could be expected to arise during the period of construction/site preparation and operation.

Table 1: Summary of Residual Effects

Environment Topic	Summary of Residual Effects
Effects During Construction / Site Preparation	
Transport	Moderate increase in HGV movements resulting from the construction process. Upon completion of the A50 junction and associated highway infrastructure the HGV's associated with the construction of the site will be directed to use this junction reducing trips along Stenson Road; however, during the initial phases of construction of development the Residual impact on the local area will be Minor – Adverse.
Water Environment	The construction period of the development is relatively short when compared to the overall life of the proposed development and as such any residual impact would be considered to be short-lived. During the construction phase some sediment would inevitably escape the installed containment measures, but the volume of sediment entering the water environment would be minimal and would have a Minor Adverse impact on the watercourse and nearby sewerage infrastructure. In the event of an accidental spillage or leak of hydrocarbons or other hazardous substances were to occur, mitigation should limit the impact. Measures should be in place as part of the CEMP to deal with such eventualities, and so the impact would be Minor Adverse.

Environment Topic	Summary of Residual Effects
Ground Conditions	Following the implementation of applicable impact avoidance and mitigation measures, all potential geological and soil related effects associated with the construction of the Proposed Development are assessed as being Not Significant (Negligible) .
Heritage and Archaeology	Impact on as yet unknown below ground archaeological remains - Negligible effect in the long-term at the local level which is not significant. Impact on designated heritage assets (Listed Buildings, Conservation Areas, Registered Park and Garden and Scheduled Monuments) - Negligible effect in the short-term at the national level, which is Not Significant.
Landscape and Visual Impact	Construction works would be a direct impact upon the site with some indirect impacts on its immediate context. The level of effects would not be permanent. A more marked direct effect would occur on the landscape receptor of the site and its immediate area as a result of the High -Medium magnitude of change (impact) of Proposed Development upon it.
Ecology	There will be residual effects from the loss of mature trees until such a time as other mature trees reach similar maturity in the medium – long term. This is considered to be Negligible given the extent of retained trees. Residual impacts will arise from the loss of the woodland habitat at Willow Wood until such a time as other new woodland reaches similar maturity in the medium – long term. This is a Minor Adverse effect in the short term only. The establishment of bat ‘hop-overs’ to maintain connectivity along breached foraging and commuting routes will reduce the impact of any habitat fragmentation although there will be a short term Minor Adverse impact at a site level only, until hop-overs mature and re-establish connectivity along retained routes and whilst bats habituate to new routes. This will be minimised by the early creation of hop-overs in the scheme. In the medium-long term, residual impacts will be Negligible.

Environment Topic	Summary of Residual Effects
	Loss of potential ground nesting vegetation which cannot be replaced within the Scheme will lead to residual impacts for skylark of Minor Significance at a local level at the Proposed Development. Residual impacts may be expected in the short term for other breeding birds through loss of nesting and foraging habitat in the form of woody habitats. Other similar habitat will be retained and residual impacts are Negligible. Upon maturation significant new habitat will be available to these species and Positive Minor effects, may be expected.
Air Quality	With appropriate mitigation in place, the residual effects will normally be 'Not Significant'. The IAQM guidance does, however, recognise that, even with a rigorous dust management plan in place, it is not possible to guarantee that the dust mitigation measures will be effective all of the time, for instance under adverse weather conditions. During these events, short-term dust annoyance may occur, however, the scale of this would not normally be considered sufficient to change the conclusion that overall the effects will be 'Not Significant'.
Noise	With the best practice principles taken into account, the temporary effect of construction activity will be expected to be limited to Minor Adverse in the worst case. Construction effects are therefore assessed as Insignificant.
Agriculture and Soils	The permanent loss of 149 ha of agricultural land cannot be mitigated against and is determined a Moderate Adverse effect. Adherence to a detailed site-specific Soil Management Plan written by a soil expert will facilitate protection of the entire topsoil resource and prevent any significant subsoil compaction. The effects of the Proposed Development on soil resources would then be regarded as Negligible and therefore Not of Significance.

Environment Topic	Summary of Residual Effects
Socio Economics	No significant negative effects are anticipated during the construction period after mitigation.
Effects During Operation	
Transport	Moderate increase in vehicle movements resulting from the development. Improved accessibility for pedestrians and cyclists, strengthening linkages with existing footway links and existing residential areas. The Residual impact will be Minor -Beneficial.
Water Environment	The operational period in its nature is long term and will incorporate SuDS designed to reduce surface water run-off rates and provide surface water treatment and channel pluvial flows towards positively drained areas. Betterment will be provided on the current situation therefore residual effect on water quality or surface water runoff will be considered Minor Beneficial. Any impact on the foul sewer network will need to be addressed in consultation with Severn Trent Water under a S106 agreement. Connection may need to be made with the proviso of network improvements and enabling works subject to the undertaking of sewer modelling of the existing network. Severn Trent Water will ensure that an appropriate connection can be established; any residual effect on the foul network can be therefore be considered to be Negligible.
Ground Conditions	Following the implementation of applicable impact avoidance and mitigation measures, all potential geological and soil related effects associated with the operation of the Proposed Development are assessed as being Not Significant (Negligible) .
Heritage and Archaeology	Impact on as yet unknown below ground archaeological remains - N/A. Impact on designated heritage assets (Listed Buildings, Conservation Areas, Registered Park and Garden and Scheduled Monuments) - Negligible effect in the short-term at the national level, which is Not Significant.

Environment Topic	Summary of Residual Effects
Landscape and Visual Impact	The operation effects would result in a Substantial-Moderate Adverse level of effect and significance upon the site and its immediate context. Over time, as the green Infrastructure matures and establishes, to include planting that provides compensatory measures, it is assessed that the level of effects and significance would diminish such that the long-term residual effects would be Moderate Adverse. These effects (and level of significance) would continue to lessen in the much longer term. For residents on the southern edge of Sinfin and Stenson Fields, the level of effect and significance would be Substantial-Moderate Adverse. In the longer term this will reduce to a Moderate Adverse effect/level of significance on account of the screening and filtering effects that would be achieved by the proposed planting. These effects and level of significance would continue to lessen in the much longer term as the green infrastructure matures.
Ecology	The nature of the habitats and facilities at Sinfin Moor Local Nature Reserve and Local Wildlife Site, mean that it is likely that new residents will use these sites for some recreational activities. Given the extent of on-site provision likely to meet everyday needs, residual effects on the nearby sites are considered to be Negligible. Once new habitats have matured it is anticipated that there will be an overall increase in biodiversity at the site, of value to a range of local species, either using the site already, or with the potential to use the site. In the medium to long term as habitats and mature Minor-Moderate Positive residual effects would be expected for biodiversity.
Air Quality	The residual effects will be the same as those described above and are therefore Not Significant.
Noise	Road Network Traffic Noise (To Existing Receptors): No actionable mitigation measures are required and residual impacts are assessed as being Neutral/Negligible to Minor in the worst case. Traffic noise effects are therefore assessed as insignificant.

Environment Topic	Summary of Residual Effects
	Noise from Fixed Plant Items (To Existing Receptors): Providing all plant to be included as part of the development as a whole is designed to plant noise limits the residual effect of fixed plant items will be Neutral/Negligible. Fixed plant noise effects are therefore assessed as insignificant. Road and Rail Traffic Noise (To Proposed Receptors): Taking into account the mitigation strategy, the residual effect of noise from existing local road traffic and rail vehicle movement to proposed sensitives is expected to be Neutral/Negligible to Minor in the worst case. Road and rail traffic noise affecting proposed receptors is therefore assessed as Insignificant. Noise from Proposed Employment Area (to Existing and Proposed Receptors): Providing the proposed employment area is designed in such a way that appropriate noise limits are met, the residual effect of the Employment Area will be Neutral/Negligible. Effects related to noise from the proposed employment area, affecting proposed receptors is therefore assessed as insignificant
Agriculture and Soils	The residual effects on soil and agriculture during operation do not differ from those during construction.
Socio Economics	Following appropriate financial contribution towards local healthcare facilities, any negative effects likely to arise from the Proposed Development will be effectively Neutralised. Following delivery of a new primary school on the site and a financial contribution towards expansion of off-site secondary school, any negative effects likely to arise from the Proposed Development will be effectively Neutralised.

6.4 The majority of the residual effects outlined within the construction phase are considered to be temporary or a minor adverse. Whilst there are a small

number of minor adverse residual effects during the operation, these effects will generally reduce through appropriate mitigation over time.

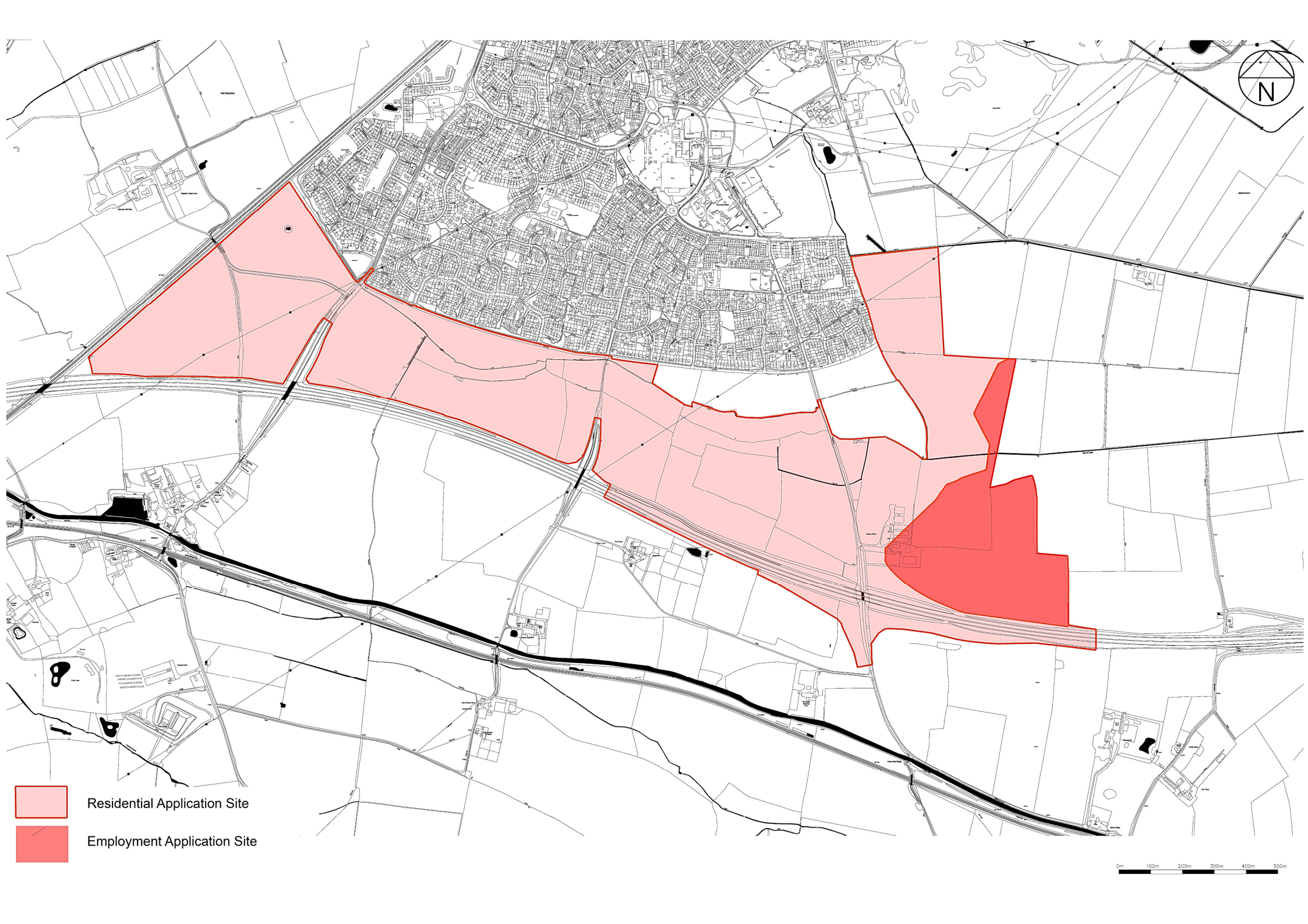
7.0 Cumulative Effects

- 7.1 Consideration has also been given to the potential for cumulative effects when the proposed development is considered alongside other proposed and recently constructed developments in the surrounding area, primarily Infinity Garden Village. This includes sites already benefiting from planning permission for residential development within Derby City, to the east and west of Deep Dale Lane, along with the extant application for 100 dwellings on land to the east of Deep Dale Lane, within South Derbyshire. The majority of the technical assessments have concluded that the cumulative effects of the proposed development combined with neighbouring development will be negligible and non-significant.

8.0 Conclusion

- 8.1 This Non-Technical Summary has set out proposals for residential and employment development on the southern edge of Derby, the planning policy basis for those proposals and the findings of the Environmental Statement. The design of the Proposed Development has taken account of likely significant environmental effects. Where necessary, mitigation measures form an integral part of the Proposed Development to ensure that the environment is given suitable protection. Consideration has been given to the potential for cumulative effects when the Proposed Development is considered alongside emerging and recently constructed developments in the surrounding area, in particular that within other parts of Infinity Garden Village.
- 8.2 The ES demonstrates that there are no overriding environmental constraints which would preclude the Proposed Development, nor should stand in the way of planning permission as sought being granted.

Appendix 1: Location Plan

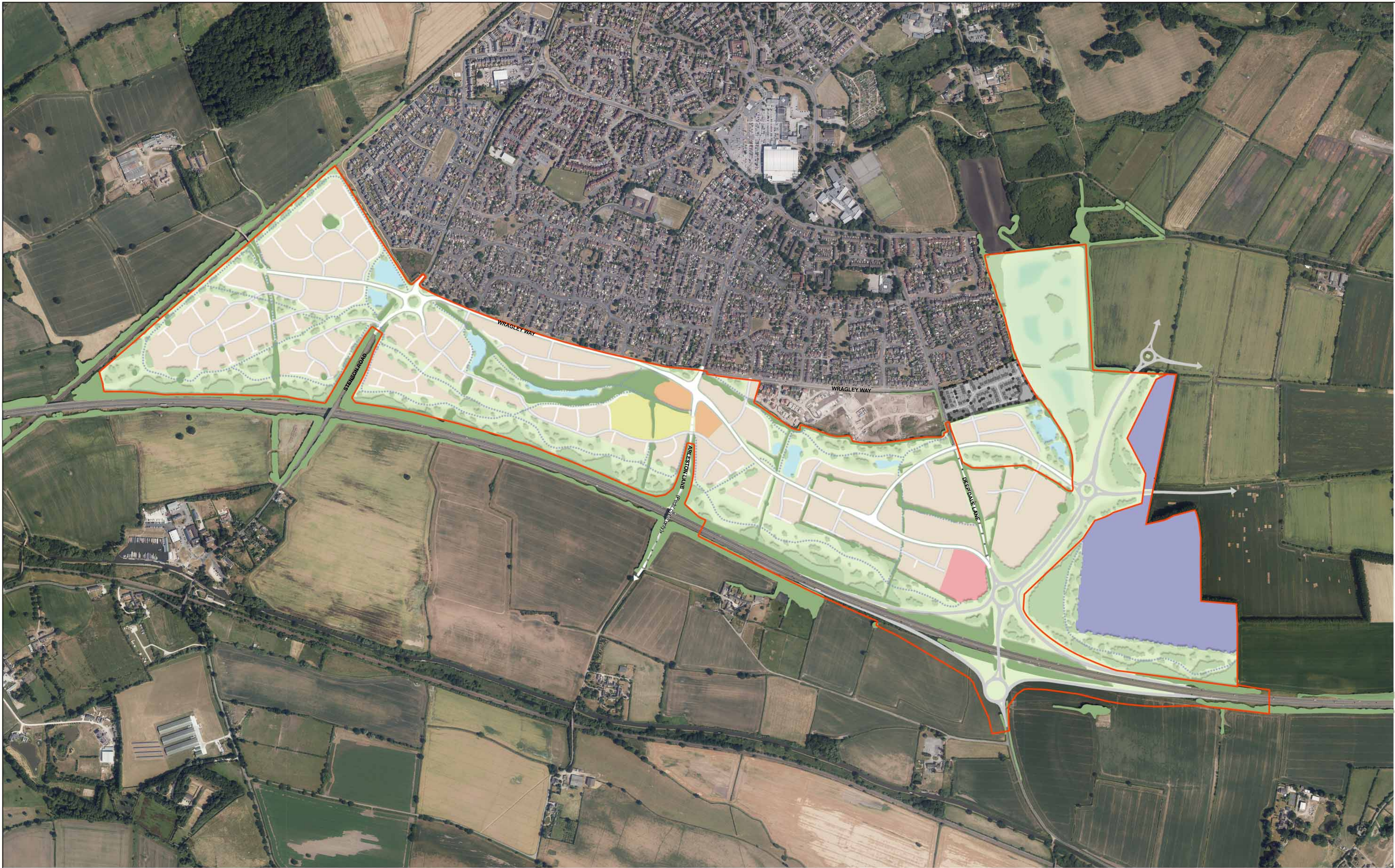


Residential Application Site

Employment Application Site

0m 100m 200m 300m 400m 500m

Appendix 2: Illustrative Masterplan



KEY

- | | | | | | |
|--|-----------------------------|--|---------------------------------|--|-------------------------------------|
| | Application site boundaries | | Proposed employment area | | Proposed link road |
| | Proposed residential | | Proposed attenuation pond | | Proposed secondary road |
| | Proposed primary school | | Existing vegetation | | Proposed minor road |
| | Proposed local centre | | Proposed vegetation | | Proposed A50 junction and link road |
| | Proposed mixed use | | Proposed pedestrian/cycle route | | |

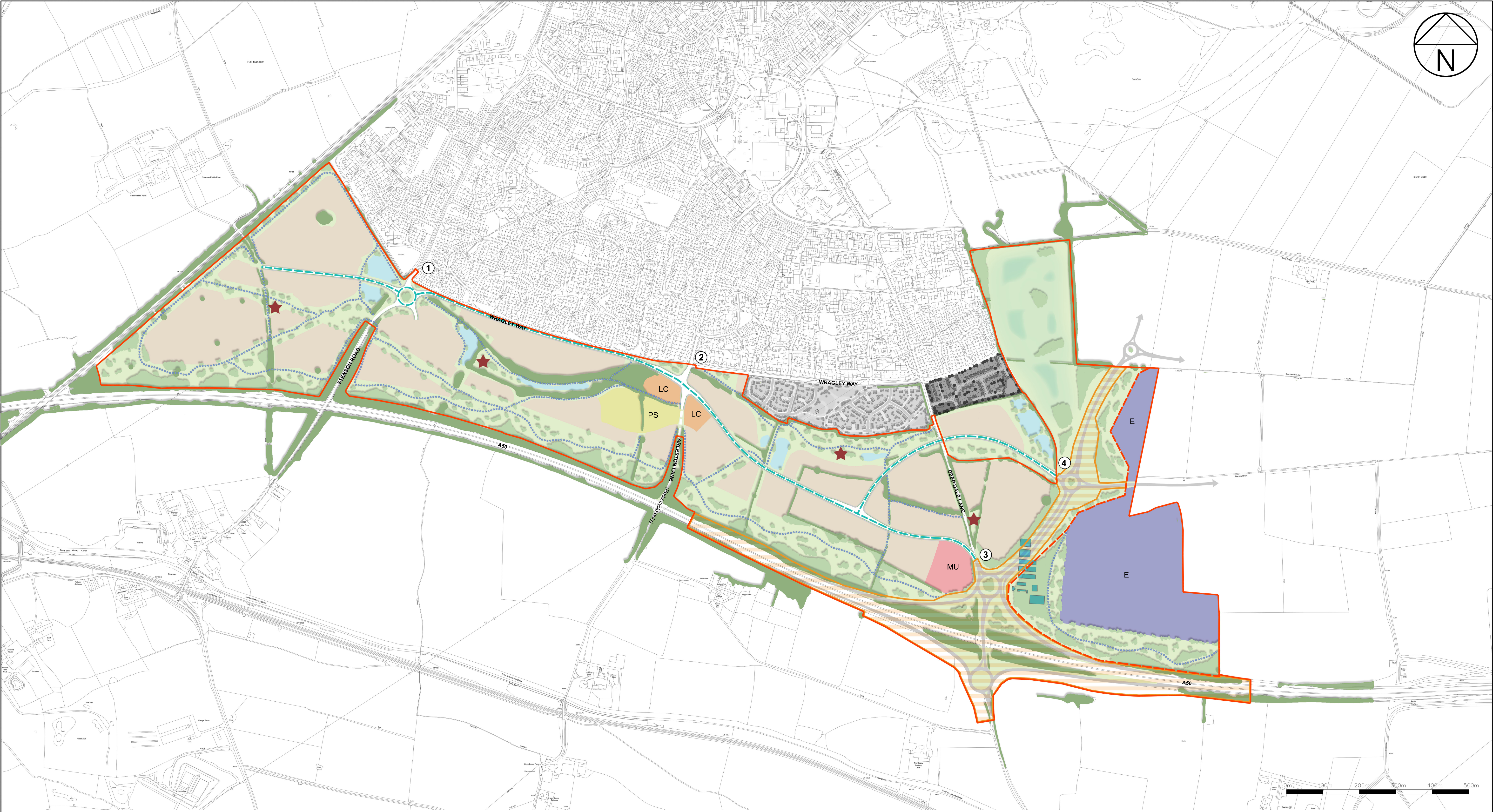


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Drawn By S.C.M.	Title Infinity Garden Village (Wragley Way) ILLUSTRATIVE MASTERPLAN	Drawing No 13.060/18a
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Revision Detail / Date Rev. a: addition of some trees to be retained (S.C.M. 22/05/19)	Date 05/2019	



Appendix 3: Parameters Plan



KEY

- EIA site boundary

149ha

Boundary between 'residential' and 'employment' planning applications

Built Development

Residential

44.03ha

Consent sought for up to 1,850 dwellings

LC

Proposed Local Centre

1.02ha

Including community hall, retail and other local services and facilities of up to 1,858 sqm gross floor area

MU

Proposed mixed use

1.40ha

Public house, 750 sqm gross floor area; Drive-through restaurant, 450 sqm gross floor area; Petrol filling station, 450 sqm gross floor area
- E

Proposed employment

14.41ha

Use Classes B1, B2 and B8, minimum of 46,500 sqm gross floor area, up to 51,100 sqm gross floor area

PS

Proposed Primary School

1.98ha

Provision for 2 form entry school on between 1.6 and 2 hectares site

Buildings to be demolished

Access and Movement

New junction on A50 and South Derby Integrated Transport Link towards Infinity Park

①

New roundabout at Stenson Road/Wragley Way junction

②

Revised junction at Wragley Way/Arleston Lane junction
- ③

New A50 off-ramp roundabout/western spur to SDITL at Deep Dale Lane

④

New SDITL roundabout western spur

South Derby Integrated Transport Link (indicative alignment between fixed access points)

Multi user routes (general alignment and nodes)

Green and Blue Infrastructure

Existing trees and hedgerows to be retained

Greenspace (includes retained vegetation, ponds and watercourses, new tree and hedgerow planting, grassland, habitat creation, open space and play areas, allotments, surface water and flood attenuation basins)

★

Equipped Areas for Play

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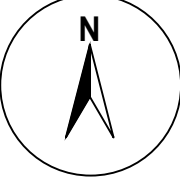
Drawn By	S.C.M.	Title	Infinity Garden Village (Wragley Way) PARAMETERS PLAN	Drawing No	13.060/19a
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Revision Detail / Date	Rev. a: addition of some trees to be retained (S.C.M. 22/05/19)	Date	05/2019		

P&D

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Appendix 4: Detailed Access Plans

(location only of accesses for which detailed approval is sought – see ES Volume 4 for plans of each access)



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NOTES

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Client **Hallam Land Management**

Project **Wragley Way, Derby**

Title **Red Line for Extent of Detail Design Approval**

Status	Drawn By	PM/Checked by
INFORMATION	AJ	MA

Project Number	Scale @ A0	Date Created
JNY9033	1:2500	20.05.19

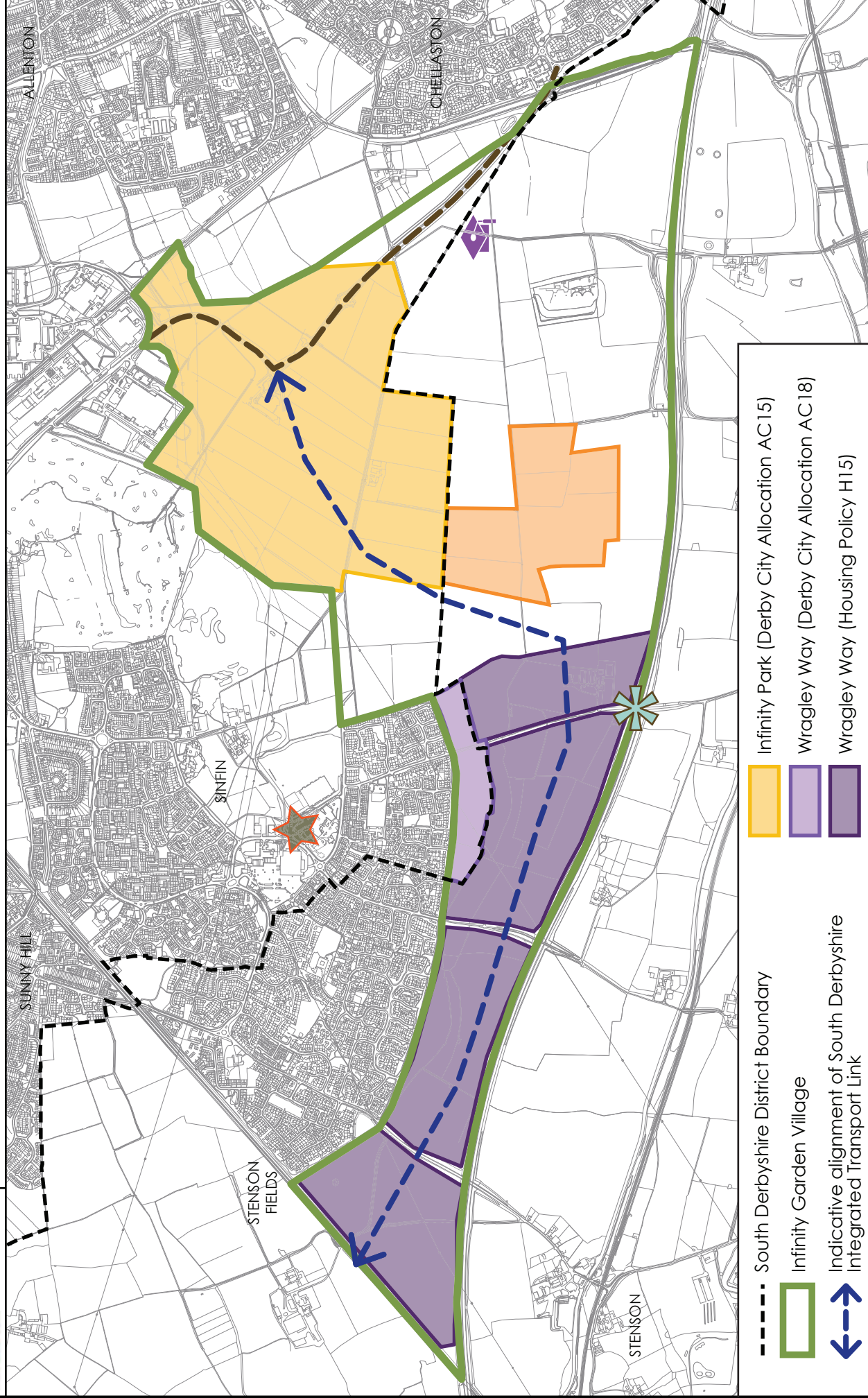
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JNY9033-18	

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Appendix 5: Map 5 of the South Derbyshire Local Plan Part 2



MAP 5 - INF12 and INF13: Southern Derby Area and Infinity Garden Village



Appendix 6: Infinity Garden Village Concept Masterplan

(source: Infinity Garden Village Development Framework Document, May 2018)

CONCEPT MASTERPLAN

- Derby City - South Derbyshire Boundary

Consented Residential

Infinity Park

Potential Residential
- Infinity Garden Village Boundary

Allocated Residential

Allocated Commercial

Potential Commercial

Proposed School

