

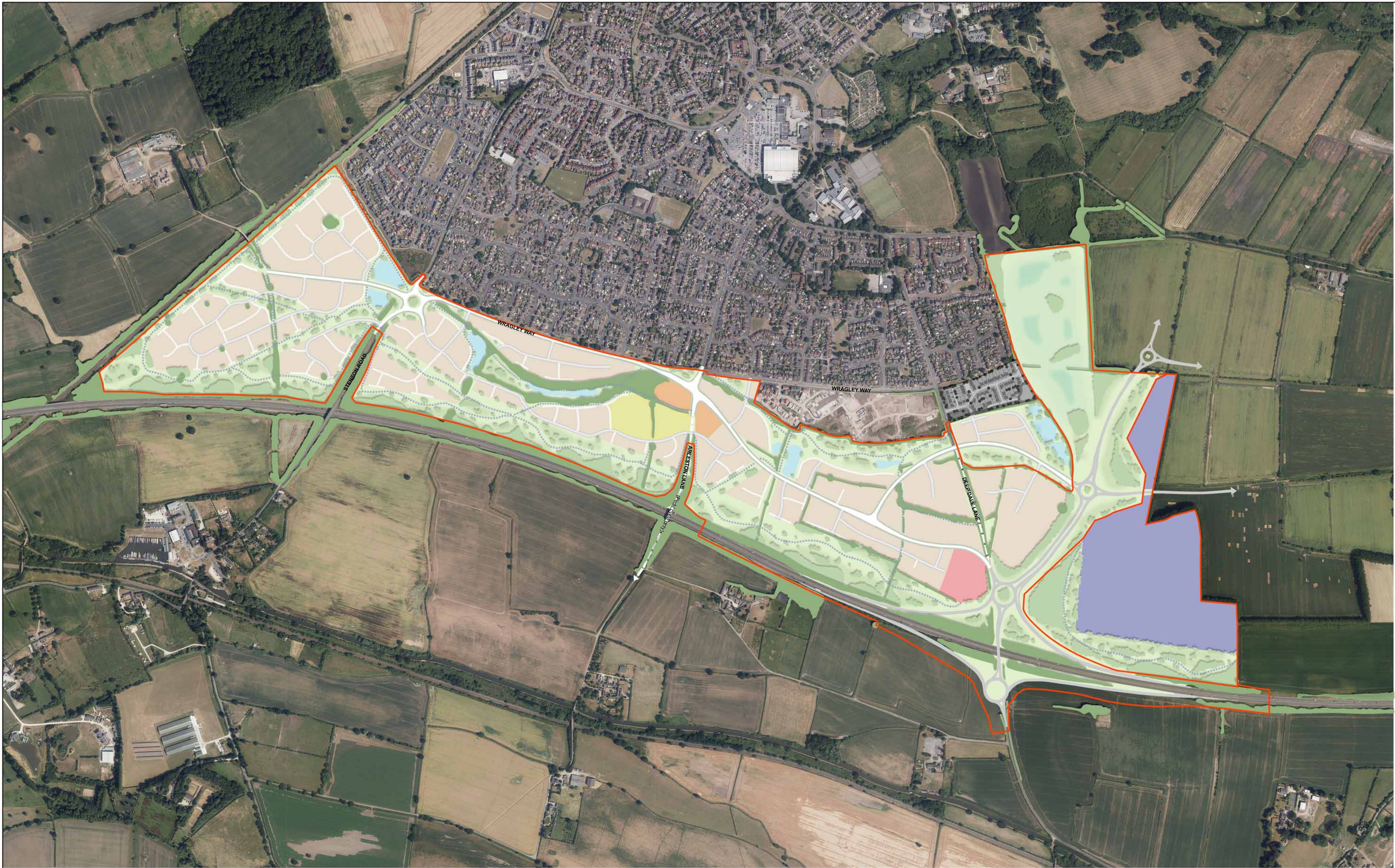
Infinity Garden Village (Wragley Way)

ENVIRONMENTAL STATEMENT Volume 4 Plans

June 2019



**Hallam Land
Management**



KEY

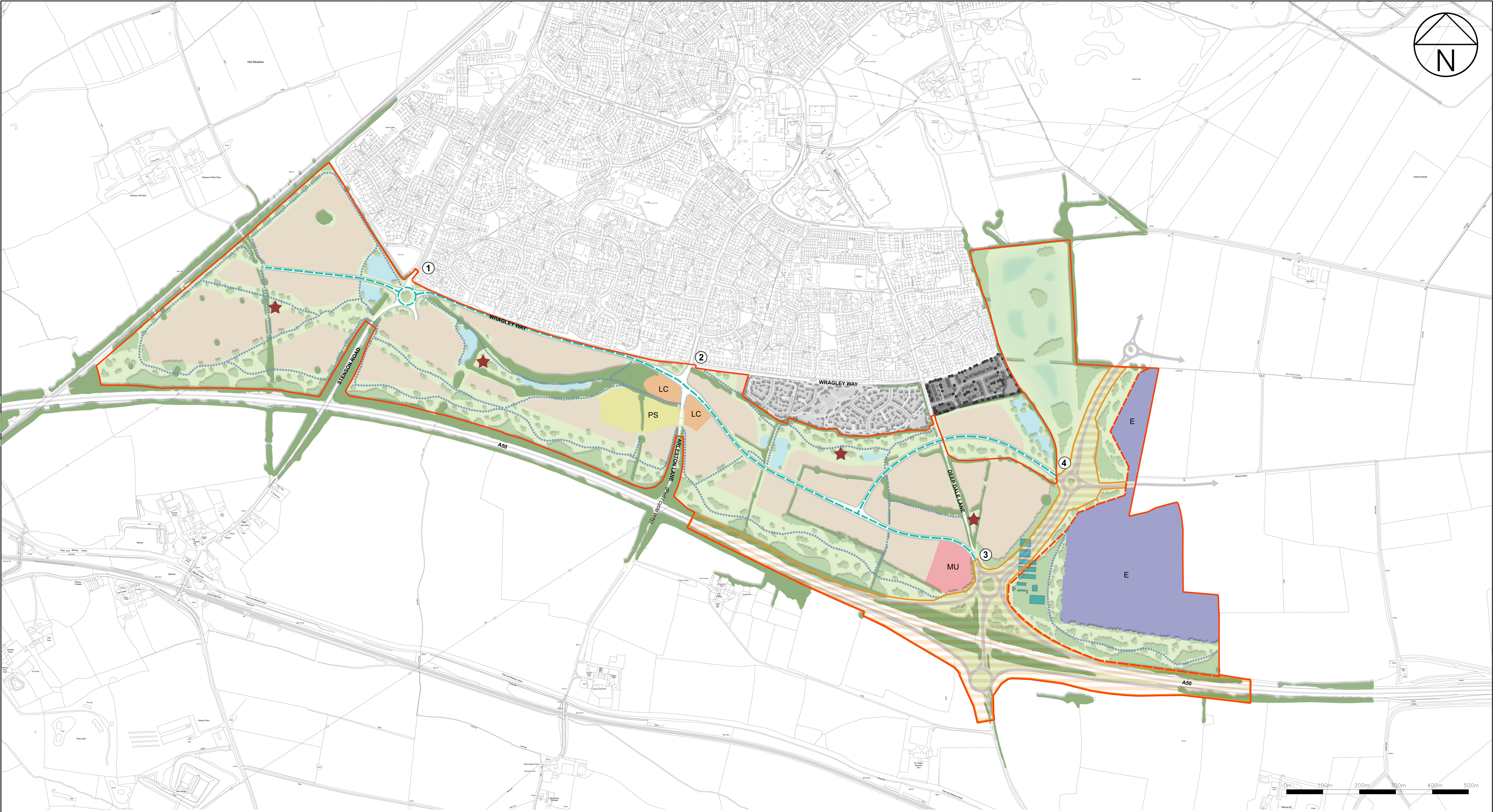
- | | | | | | |
|--|-----------------------------|--|---------------------------------|--|-------------------------------------|
| | Application site boundaries | | Proposed employment area | | Proposed link road |
| | Proposed residential | | Proposed attenuation pond | | Proposed secondary road |
| | 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
Approved By D.P.	Scale 1:5,000 @ A1	P and DG accept no responsibility for any unauthorised amendments to drawings and does not permit unauthorised copying of drawings in order that subsequent reproduction of drawings are externally controlled. Copyright P and DG This drawing should not be scaled for construction purposes
Revision Detail / Date Rev. a: addition of some trees to be retained (S.C.M. 22/05/19)	Date 05/2019	





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

Vehicular access points:

①

New roundabout at Stenson Road/Wragley Way junction

②

Revised junction at Wragley Way/Arleston Lane juncton

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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P&D

Planning and Design Group



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Drawing based upon BWB drawing ref
IFP-BWB- HGN-XX-M2-D-102_Chellaston
Road Layout 2D Model

Rev	Description	By	CB	Date
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Client Hallam Land Management

Project Wragley Way, Derby

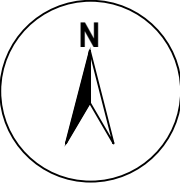
Title New A50 Northern Junction and
Access to Development Site
(Junction ref 20B)

Status	Drawn By	PM/Checked by
PRELIMINARY	AJ	MA

Project Number	Scale @ A3	Date Created
JNY9033	1:500	May 2019

RPS Drawing/Figure Number	Rev
JNY9033-21	

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Rev	Description	By	CB	Date
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Client Hallam Land Management

Project Wragley Way, Derby

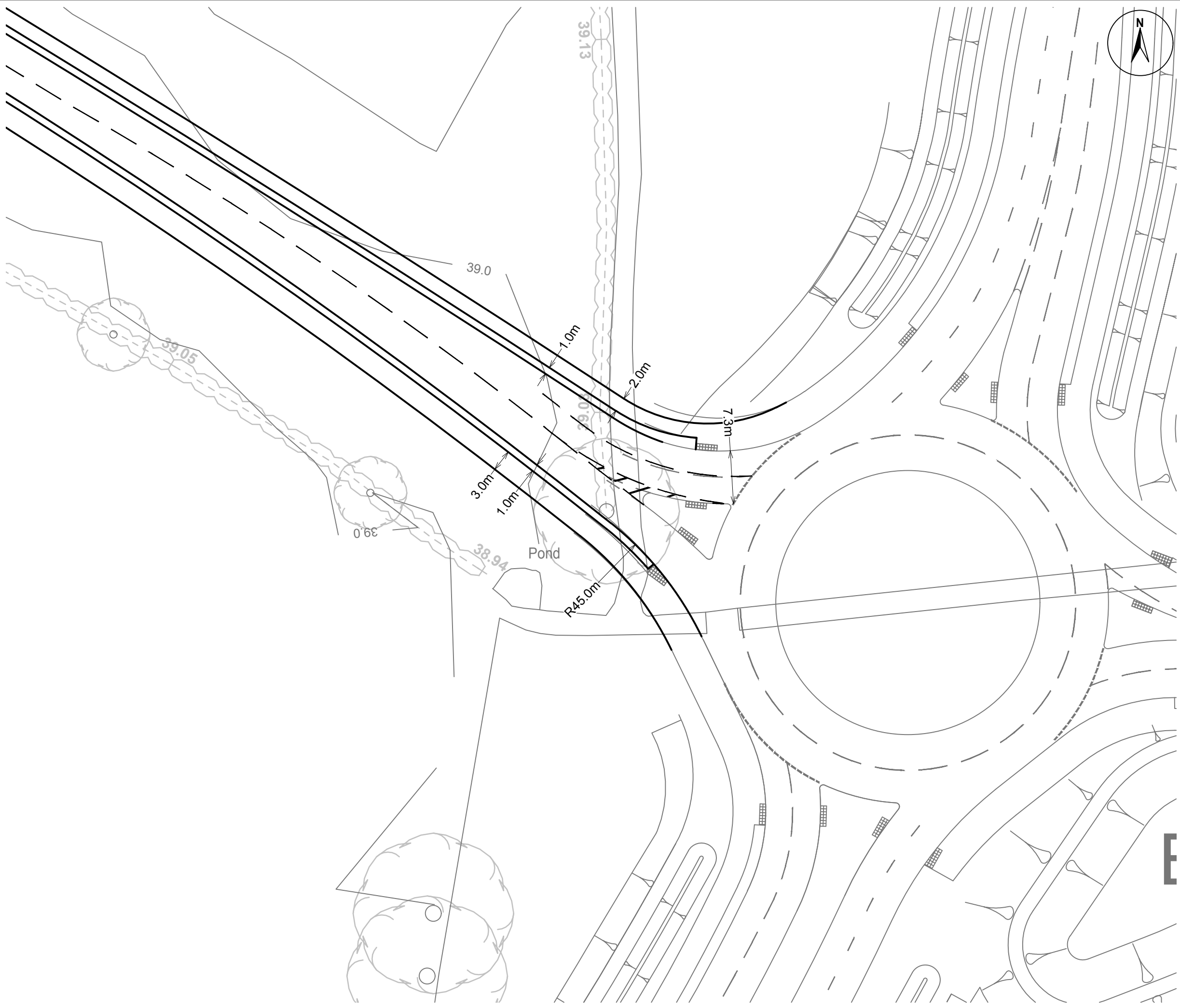
Title Red Line for Extent of Detail Design Approval

Status Drawn By PM/Checked by
INFORMATION AJ MA

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

RPS Drawing/Figure Number Rev
JNY9033-18

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Drawing based upon BWB drawing ref
IFP-BWB- HGN-XX-M2-D-102_Chellaston
Road Layout 2D Model

Rev	Description	By	CB	Date
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Client Hallam Land Management

Project Wragley Way, Derby

Title New SDITL Road Junction and
Access to Development Site
(Junction ref 19)

Status	Drawn By	PM/Checked by
PRELIMINARY	AJ	MA

Project Number	Scale @ A3	Date Created
JNY9033	1:500	May 2019

RPS Drawing/Figure Number	Rev
JNY9033-19	

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Rev	Description	By	CB	Date
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MAKING
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Project Wragley Way, Derby

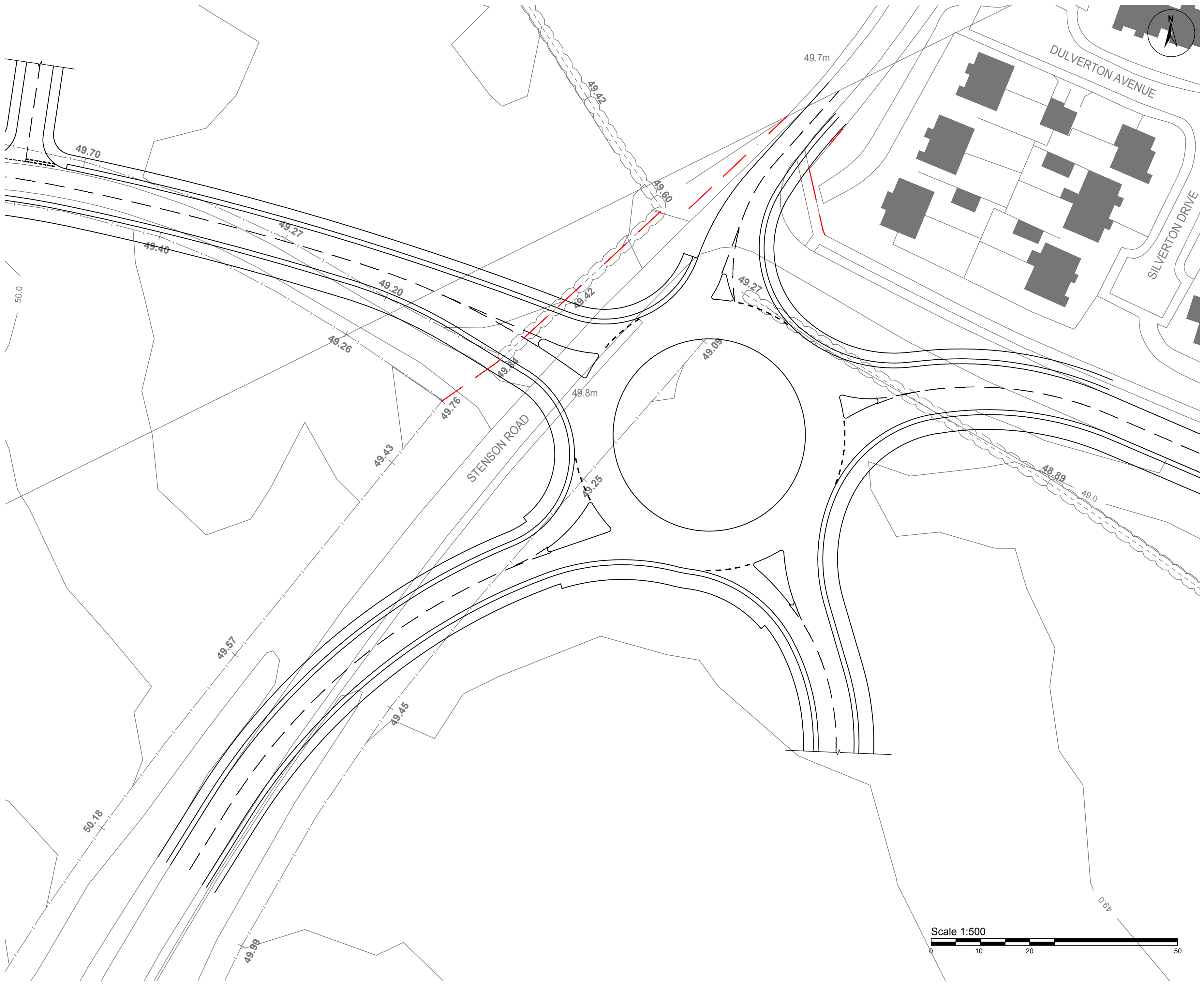
Title Proposed Highway Improvements
Junction 23

Status PRELIMINARY	Drawn By AJ	PM/Checked by MA
Project Number JNY9033	Scale @ A2 1:500	Date Created May 2019

RPS Drawing/Figure Number
JNY9033-11

Rev

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Rev	Description	By	CB	Date
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Client Hallam land Management

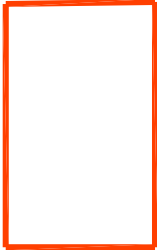
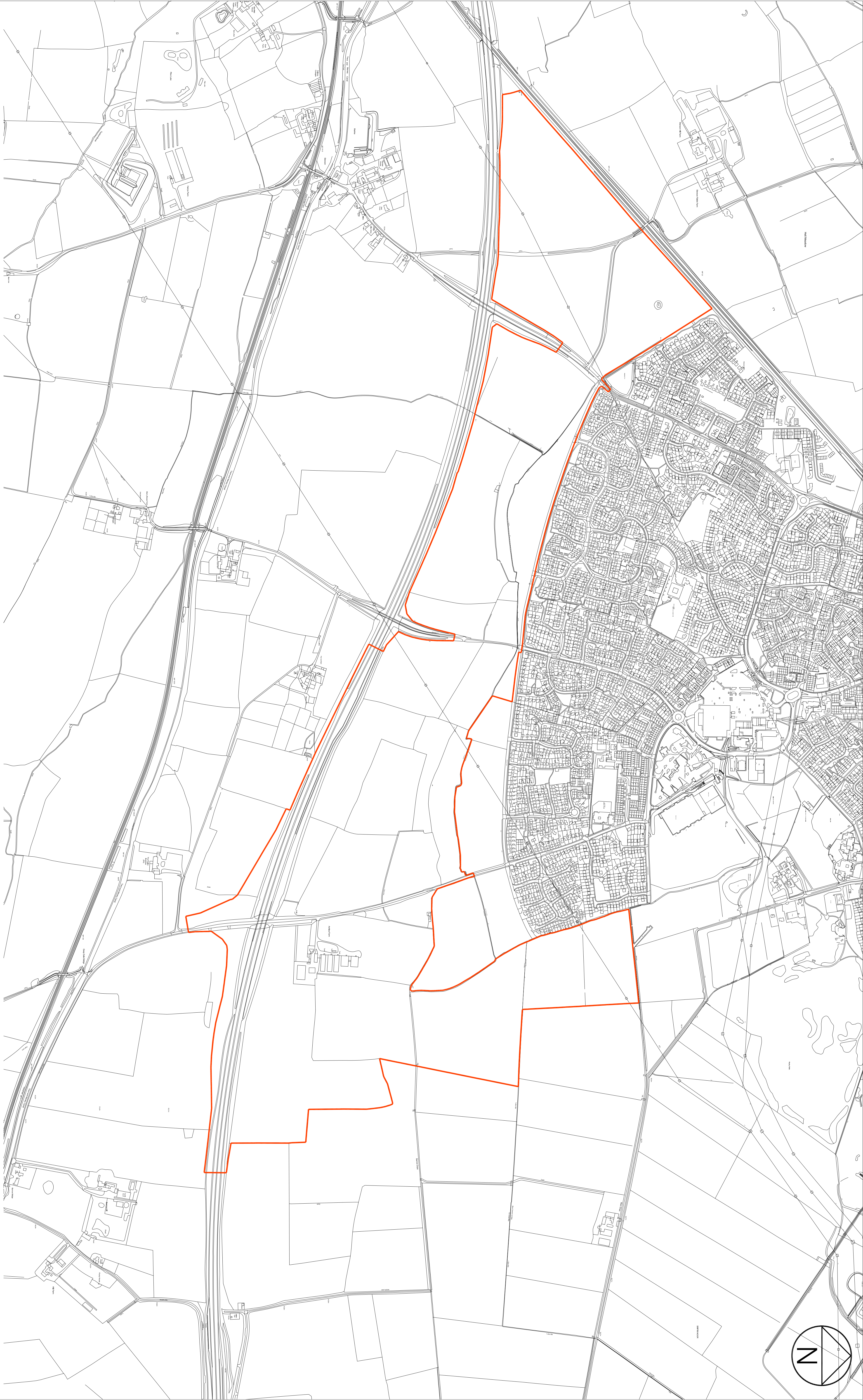
Project Wragley Way, Derby

Title Proposed Highway Improvements
Junction 15

Status	Drawn By	PM/Checked by
PRELIMINARY	AJ	MA
Project Number	Scale @ A2	Date Created
JNY9033	1:500	May 2019

RPS Drawing/Figure Number	Rev
JNY9033-13	

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SITE BOUNDARY



Drawn By	S.C.M.	Scale	1:5,000	Drawing No.	13.060/14
Approved By	D.P.	Site Location	PLAN	Project Name	13.060/14
Revision	05/19	05/19		Project No.	13.060/14
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