



Development of Waste Treatment Facility, comprising Reception and Recycling Hall; Mechanical Biological Treatment (MBT) Facility; Advanced Conversion Technology (ACT) Facility; Power Generation and Export Facility; Education and Office Accommodation; Landscaping and, Access.

Sinfin Lane, Derby

Resource Recovery Solutions (Derbyshire) Ltd

Environmental Statement

Chapter 2:

Site and Surroundings

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Contents

2.1	Introduction	1-2
2.2	General Location	1-2
2.3	Site Description	1-2
2.4	Access and Right of Way	2-2
2.5	The Surrounding Area	2-2
2.6	Landscape Character	5-2
2.7	Planning History	6-2

2 The Site and Surroundings

2.1 Introduction

2.1.1 This chapter of the Statement describes the physical and environmental characteristics of the Scheme site and its surrounding environs. Other chapters of the Environmental Statement provide detailed descriptions of the application site in relation to particular environmental topics, providing “base line” surveys against which the effects of the proposals may be evaluated.

2.2 General Location

2.2.1 The proposed Waste Treatment Facility and associated infrastructure is located upon the site of a former tannery, situated approximately 3.3km south of Derby City Centre. The site lies within the ward of Sinfin between the residential areas of Sunny Hill (1km to the south west), Normanton (0.2km to the west), Osmaston (0.5km to the north east). To the south west, south and south east the site is surrounded by a number of industrial estates.

2.2.2 The A5111 Osmaston Park Road runs to the north of the site and has junctions with the A514 and A5250 to the south west and north east respectively. Sinfin Lane has a junction with the A5111 (0.5km) to the north of the site and is a major access road to the industrial areas of south Derby. The national grid reference for the site is SK 4354 3335.

2.3 Site Description

2.3.1 The proposal site extends to some 3.4 hectares, the extent of which is shown edged in red on Figure 1.2. The site is neighboured to the north and east by an active railway. The railway to the north is a passenger and freight line from Derby Midland Station running southwest and the line to the east is a siding for freight trains delivering to or collecting from industrial units to the east. To the south the site is neighboured by the Rolls Royce works and to the west, Sinfin Lane.

2.3.2 The proposed development area has historically been the site of the following activities:

- Brick Works (Before 1883 to c. 1914); and
- Tannery (From c. 1915 to the 1980's)

2.3.3 The tannery closed in 1984 and all buildings were demolished. Rubble from the demolished buildings was used to backfill lagoons and pond (i.e. former clay pit) on the site. The site has since remained undeveloped.

- 2.3.4 The topography of the site (set out on Figure 1.3) is generally at a level of between 52.8 m AOD to 50.0 metres AOD. The site is gently domed from its centre. Sinfin Lane falls in level from north to south.
- 2.3.5 Whilst previously having been developed, the site has naturally regenerated with self set neutral grassland, dense scrub, semi mature trees, tall ruderals and short perennial/ephemeral vegetation of limited value, although evidence of some of the site's developed features remain visible.
- 2.3.6 The site is located on Mercia Mudstone Group geology which is generally classified as a non-aquifer unit although the site is underlain by a minor aquifer which relates to ancient lake and river terrace deposits on the site.
- 2.3.7 The present condition of the site presently attracts unauthorised access.

2.4 Access and Rights of Way

- 2.4.1 Access to and egress from the site was previously taken from Sinfin Lane to the south-west of the site. At the access Sinfin Lane connects with the A5111 300 metres to the north.
- 2.4.2 There are no public rights of way which cross or are adjacent to the site.

2.5 The Surrounding Area

Residential Areas

- 2.5.1 The closest residential properties to the proposal site form a terrace of five houses along Sinfin Lane adjacent to the northwest corner of the site (Railway Cottages) (Figure 1.1). Other residential properties within 350 metres of the site include:
- two semi-detached houses adjacent to the southwest corner of the site (Ella and Alma);
 - houses on Caxton Street, Dryden Street and Kitchener Avenue that back onto the Sinfin Lane allotments, the closest being approximately 150 m from the edge of the site;
 - houses on Victory Road, which are approximately 250 m to the east of the site;
 - houses on Sinfin Lane, which are approximately 200 m to the north of the site;
 - houses on Thackeray Street, which are approximately 350 m to the south of the site; and
 - houses on Osmaston Park Road, which are approximately 300 m to the north of the site.
- 2.5.2 Industrial and leisure facilities encompass the site with the A5111 to the north acting as a divide between these areas and residential area of Pear Tree. No residential units are situated

adjacent to the site apart from a row of terraced brick cottages, Railway Cottages, which have rear facing views directly onto the site. The main residential areas are situated to the around the buffer of the leisure and industrial areas. In the 1970's Sinfin developed a huge housing development.

- 2.5.3 The area of Sunny Hill to the north west of the site comprises of a post war residential development which lies next to a village type character of housing and setting to the south of the A5111. A pub, church and recently closed retail unit run along Village Street. There are three Grade II listed dwellings, approximately 0.7km north west of the proposed development area. The dwellings date back to the 18th and 19th century. In addition, three buildings are Locally Listed including two churches and Normanton House (now part of Homelands Grammar School). Rows of terraces line the north of the A5111 which would have been built to serve the Ordnance Factory which has now been demolished.
- 2.5.4 The 1950s era semi-detached houses that edge Victory Road all benefit from large front gardens while street trees and numerous grass verges also border the wide pavements. The material palette for these houses is a predominately brick and render combination, with either a red or grey concrete tiled roof scheme. To the rear of these properties the gardens are also larger than normal for the area and there is a high level of tree and established hedgerow planting which provides a green buffer to any adjacent houses.

Open Areas

- 2.5.5 Allotments lie to the west of the site on the adjacent side of Sinfin Lane providing a private and enclosed area of green space. Allotment gardens are scattered throughout the area providing pockets of varying vegetation cover. Further to the south west of the site there is a recreation area which serves the needs of Sunny Hill residents and is closed off from the developments east due to the railway line passing alongside it.
- 2.5.6 The Ordnance Survey map of the area indicates the presence of two maintained open areas located 530m (Sherwood Recreation) and 550m north and south west of the site. Osmaston Park is a large multi purpose sports facility located 750m east of the site. with mature woodland blocks which breaks up the sports facilities creating sheltered ground for outdoor sports. There is an allotment to the west of Sinfin, Lane close to the western boundary of the site, and another 540m east of the site close to Osmaston Park. Derby Sinfin Golf Club is located 755m south of the site which has a fairly flat terrain with tree lined fairways.

Industry and Commercial uses

- 2.5.7 To the south (Rolls Royce), south west (Sinfin Industrial Estate), north and east are numerous industrial, commercial and office buildings.
- 2.5.8 Where the railway splits and divides to the north of the site lies Foresters Park Leisure Park. A feature in the area which comprises of a Show Case Cinema, Gala Bingo hall and bowling alley which are housed in large fairly new grey units along Foresters Way. The Oast House pub with hotel is of distinctive character in the area and fast food restaurants occupy single storey units. Grassed areas separate the units and car parking with few newly planted trees, providing no screening. Over the eastern side of the railway is a large B&Q development along with a Sainsbury's supermarket with adequate car parking for both.
- 2.5.9 The railway line splits and divides to the north of the site, creating the boundary to the north west and north east. The line to the west runs along the base of an embankment and is effectively hidden from view, with a mix of scrub vegetation with mainly birch trees as screening. This separates the site from the leisure/retail area. To the north east the line is an embankment separating the railway line from the B&Q development. It is a single track line which terminates in the Rolls Royce development. It is used for the sole purpose of Rolls Royce to carry freight by rail.
- 2.5.10 The area is largely dominated by the needs of the surrounding Rolls Royce development which stretches to the south of the site and occupies large areas between Sinfin Lane and Victory Road on both sides of the north eastern railway. It is one of the largest and best-known employers in the East Midlands. The leisure area benefits greatly from the workers who use the facilities mainly around lunchtime with constant pedestrian movement along Victory Road. The buildings are a mix of new developments with the use of glass and reflective surfaces along with the original brick built units as the site has expanded and grown over the years allowing up to date building trends and materials to be used in their expansion. Reckitt Benkiser, a household products manufacturer operate from major factory premises to the west of Sin Fin Lane to the south west of the proposals site.

Schools and Hospitals

- 2.5.11 There are a number of schools located within 2.4km of the application site including:
- Sunnyhill Infant School (760m west)
 - Harrington Nursery School (900m north)
 - Lord Street Community Nursery School (1.6km east)

2.5.12 The closest hospital to the site is Pennine Health Care which is located 2.1km north east of the site, the nearest hospital with an Accidents and Emergency facility is the Derbyshire Royal Infirmary which is located 2.9km north of the site.

Open Areas, Allotments & Sports Grounds

2.5.13 The Ordnance Survey map of the area indicates the presence of two maintained open areas located 530m (Sherwood Recreation) and 550m north and south west of the site. Osmaston Park is a large multi purpose sports facility located 750m east of the site. There is an allotment to the west of Sinfin, Lane close to the western boundary of the site, and another 540 east of the site close to Osmaston Park. Derby Sinfin Golf Club is located 755m south of the site.

Ecological Designations

2.5.14 There are no International or National ecological site designations within 2km of the proposals site.

2.5.15 There is one site designated (non-statutory) for its nature conservation value within two kilometres of the application site; Melbourne Junction Local Wildlife Site (LWS) of county value is located approximately 45m to the northeast of the proposal site. Melbourne Junction comprises an area of regenerated post-industrial land bounded by the railway line. A further 10 Local Wildlife Sites (LWS) of county value are located within 2km of the proposal site. Peartree Station LWS the closet lies immediately to the north of Melbourne Junction LWS approximately 300 metres north of the proposal site.

2.5.16 Just outside the area is Kedleston Park SSSI, which is located just over 2 km north-west of the site in the valley of Cutler Brook, a small tributary of the River Derwent. The site includes three areas of the Park in which ancient fens are concentrated and is coincident in part with a former Mediaeval deer park.

Other Designations

2.5.17 There are no Conservation Areas, Scheduled Monuments, Registered Historic Parks and Gardens, Registered Historic Battlefields, Areas of Outstanding Natural Beauty, in the locality.

2.5.18 Nor are there any non-statutory designation such as Area of High Landscape Value. There are no water features in the vicinity of the site.

2.5.19 There are no nationally designated protected landscapes which fall within the study area of the site. The site is however classified as JCA 69: Trent Valley Wash lands in terms of National Landscape Character assessment by the Countryside Commission.

2.6 Planning History

2.6.1 The Sinfin Lane site has been subject to the following planning permissions none of which are extant:

LPA Ref	Year	Description	Decision
DER/684/722	1985	Tip clean non-toxic waste into settling pond	Approved
DER/785/752	1985	Erection of Light Industrial Units	Refused
DER/1285/1332	1986	Erection of buildings for General Industrial and Warehousing, and formation of new vehicular access	Approved
DER/09/01/01224	2002	Construction and operation of a solid waste and energy recycling facility, new access, landscaping works and sports pitch	Approved

2.6.2 The most relevant application to the proposed development is DER/901/1224 which was submitted by Brightstar Ltd and would, if implemented, have provided a waste management solution. The permission was also for a form of gasification technology and had a similar access arrangement to that proposed. The permission permitted a building with a smaller footprint than that proposed, but which extended further into the Sinfin Lane frontage, and made less efficient use of the site. Ultimately, however, the permission was not implemented and as now expired. Brightstar Ltd has also relinquished any interests in the site.

2.6.3 The earlier approvals are not understood to have been implemented and have since expired.

2.6.4 There are a number of industrial developments surrounding the application site which may have planning permission for further development and/or extension, but which would not be considered to be adversely impacted upon by the proposed development given its scale and extent, and the self contained nature of the application site.