

## **A38 Derby Junctions**

**TR010022**

**Volume 6**

### **6.3 Environmental Statement Appendices**

#### **Appendix 15.3: Short List of Cumulative Developments**

Regulation 5(2)(a)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed  
Forms and Procedure) Regulations 2009

April 2019

Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning  
(Applications: Prescribed Forms  
and Procedure) Regulations 2009**

A38 Derby Junctions  
Development Consent Order 202[ ]

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**6.3 Environmental Statement Appendices**  
**Appendix 15.3: Short List of Cumulative Developments**

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<b>Regulation Number</b>	Regulation 5(2)(a)
<b>Planning Inspectorate Scheme Reference</b>	TR010022
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## Table of Contents

1.1	Introduction .....	1
1.2	Shortlisted developments .....	1
1.3	Mackworth College site development (Development No 6) .....	1
1.4	Land at Onslow Road, Mickleover (Development No 7) .....	2
1.5	Land at Rough Heanor Farm, Mickleover (Development No 8) .....	2
1.6	Kingsway hospital site development - Phase 1 & Phase 2 (Development No 21) .....	3
1.7	Kingsway House (Development No 23) .....	4
1.8	Hackwood Farm development, Mickleover (noted that the development straddles the South Derbyshire District Council/Derby City Council (DCiC) border) (Development No 29/41) .....	4
1.9	Land North of Mansfield Road, Breadsall (noted that land spans DCiC and Erewash Borough Council land) (Development No 39/47) .....	5
1.10	Land South of Mansfield Road, Breadsall Hilltop (between Porters Lane and Lime Lane) (Development No 40) .....	6
1.11	Ford Farm (Development No 44) .....	6
1.12	Land at Kedleston Road (Development No 49) .....	7

## Appendix 15.3: Short-list of cumulative developments

### 1.1 Introduction

- 1.1.1 The short list of cumulative developments has been compiled using the methodology outlined in Appendix 15.1 [TR010022/APP/6.3]. The long list of developments was created by performing searches on local and national planning portals, and by reviewing developments and applications which had been included in the traffic model. The shortlist of developments set out below details the developments from the original long list (refer to Appendix 15.2 [TR010022/APP/6.3]) which met the criteria for inclusion on the shortlist to be subject to cumulative effects assessment (also refer to Figure 15.2 [TR010022/APP/6.2]).

### 1.2 Shortlisted developments

- 1.2.1 The following developments have been included within the cumulative effects assessment shortlist, following the outcomes of the screening process described in Appendix 15.1 [TR010022/APP/6.3].

### 1.3 Mackworth College site development (Development No 6)

Various applications at Mackworth College:

11/12/01333;06/13/00707;10/13/0122003/14/00307;03/15/00367;03/15/00440  
;09/16/01084

[https://eplanning.derby.gov.uk/online-](https://eplanning.derby.gov.uk/online-applications/shortUrlResults.do?action=firstPage&searchType=Application&caseAddressType=Application&searchCriteria.reference=09/16/01084)

[applications/shortUrlResults.do?action=firstPage&searchType=Application&caseAddressType=Application&searchCriteria.reference=09/16/01084](https://eplanning.derby.gov.uk/online-applications/shortUrlResults.do?action=firstPage&searchType=Application&caseAddressType=Application&searchCriteria.reference=09/16/01084)

- 1.3.1 The application is approved.
- 1.3.2 Residential development (up to 221 dwellings) community facilities and access and open space - approval of reserved matters of layout, scale, appearance and landscaping.
- 1.3.3 Development construction is ongoing and the development may be fully operational by the time the Scheme construction works start. However, there is a risk that some construction works will still be on-going at the start of Scheme construction. The development site has already been cleared and is undergoing sequential development.
- 1.3.4 The development is located within 100m of the Scheme boundary and thus lies within the Zone of Influence (Zol) for all topics considered within the Environmental Statement (ES).
- 1.3.5 No Environmental Impact Assessment (EIA) required. Environmental surveys/assessments available: landscape management plan and landscape plans, wetland design and outfall details, tree survey plan and schedule, ecological appraisal (reptile, bat surveys), travel plan and transport assessment, flood risk assessment.

#### 1.4 Land at Onslow Road, Mickleover (Development No 7)

[https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy\\_ADOPTED\\_DEC%202016\\_V3\\_WEB.pdf](https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf)

1.4.1 Derby City Local Plan Allocation AC22.

1.4.2 Up to 200 dwellings.

1.4.3 Full application expected mid-2019.

1.4.4 Whilst a planning application for this development has not yet been received, this is expected in mid-2019. Planning approval could mean that the works would be ongoing at the same time as Scheme construction.

1.4.5 The development is located approximately 1.2km from the Scheme boundary and thus lies within the Zol for: biodiversity, material assets and waste.

#### 1.5 Land at Rough Heanor Farm, Mickleover (Development No 8)

Planning application: 10/15/01314

<https://eplanning.derby.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZZQQFSXE653>

1.5.1 Re-modelling of junction (A516/A38 on and off slip), demolish outbuildings and erect 80 dwellings, a restaurant and a coffee shop with drive-through facilities.

1.5.2 The development is located <100m south of the Scheme at Kingsway junction and thus lies within the Zol for: cultural heritage, landscape/visual, biodiversity, noise and vibration, geology and soils, material assets and waste, people and communities, road drainage and water environment.

1.5.3 The planning application for this development was refused in September 2018, with the decision notice stating "*In the opinion of the Local Planning Authority the mixed used residential and commercial development of this site would be unacceptable in principle*". Nevertheless, DCiC expect an appeal to this decision. Whilst this is a tier 3 development and the planning application has been refused, given the scale of the development and its proximity to the Scheme, it is considered that the potential for cumulative impacts should be investigated.

1.5.4 Whilst no EIA was submitted with the planning application, a number of environmental reports were prepared – including: air quality, arboricultural, landscape and visual, transport, noise, flood risk, ecological habitats and protected species.

## 1.6 Kingsway hospital site development - Phase 1 & Phase 2 (Development No 21)

Various applications for Kingsway Hospital site Phase 1: 03/11/00284;  
11/17/01469

Various applications for Kingsway Hospital Site Phase 2: 07/08/01081;  
11/16/01428

<https://eplanning.derby.gov.uk/online-applications/shortUrlResults.do?action=firstPage&searchType=Application&caseAddressType=Application&searchCriteria.reference=11/17/01469>

<https://eplanning.derby.gov.uk/online-applications/shortUrlResults.do?action=firstPage&searchType=Application&caseAddressType=Application&searchCriteria.reference=11/16/01428>

- 1.6.1 The planning applications are approved, although the latest Kingsway hospital site development application is pending decision.
- 1.6.2 Kingsway hospital site development Phase 1: Major mixed use development; 580 Dwellings, erection of offices, retail units, business units and associated infrastructure (roads, footpaths, open space and allotments).
- 1.6.3 Kingsway hospital site development Phase 2: Erection of 71 dwelling houses, 39 apartments and formation of associated car parking, cycle parking, bin stores and public open space.
- 1.6.4 Development works are ongoing. Whilst residential developments are largely anticipated to be complete by the start of Scheme construction works, it is anticipated that works associated with the Green Wedge between the development and A38 will be ongoing through to completion by 2023. Such works entail creation of allotments, football pitch, multi-use games area (MUGA), new attenuation pond, extension of existing attenuation pond, toddler and junior play area and associated infrastructure and landscape planting.
- 1.6.5 These developments are located within 100m of the Scheme boundary and thus lies within the Zol for all topics considered within the ES.
- 1.6.6 No EIA required. Environmental surveys/assessments available: EIA screening opinion, travel plan, air quality assessment, masterplan, archaeological evaluation report, historic building recording report, arboricultural constraints report, drainage plans, remediation strategy and remediation method statement report, noise and dust construction management plan, air quality mitigation strategy, transport assessment report, planning sustainability report, materials strategy.

## 1.7 Kingsway House (Development No 23)

Kingsway House planning application: 06/16/00820

<https://eplanning.derby.gov.uk/online-applications/shortUrlResults.do?action=firstPage&searchType=Application&caseAddressType=Application&searchCriteria.reference=06/16/00820>

- 1.7.1 Kingsway House: Single storey extensions to office building (five offices and store) and infilling of the east and west courtyard areas to form office/meeting rooms. Potential for such works to be ongoing at the same time as Scheme construction and works within the wider Kingsway hospital site redevelopment.
- 1.7.2 Development located within 100m of the Scheme boundary and thus lies within the Zol for all topics considered within the ES.
- 1.7.3 No EIA required.

## 1.8 Hackwood Farm development, Mickleover (noted that the development straddles the South Derbyshire District Council/ Derby City Council (DCiC) border) (Development No 29/41)

Various applications for Hackwood Farm: 06/15/00846; 06/15/00847; 12/16/01447; 12/16/01448; 08/17/01038; 12/17/01589; 12/17/01661; 06/18/00999 – New school; 12/17/01649; 03/18/00347; 09/18/01415; 06/15/00847; 9/2014/0562; 9/2016/1250; 9/2018/0065

<https://eplanning.derby.gov.uk/online-applications/shortUrlResults.do?action=firstPage&searchType=Application&caseAddressType=Application&searchCriteria.reference=06/15/00846>

<https://eplanning.derby.gov.uk/online-applications/shortUrlResults.do?action=firstPage&searchType=Application&caseAddressType=Application&searchCriteria.reference=06/15/00847>

<https://www.planning.south-derbys.gov.uk/ApplicationDetail.aspx?Ref=9/2014/0562>

<https://www.planning.south-derbys.gov.uk/ApplicationDetail.aspx?Ref=9/2016/1250&Ref=9/2016/1250>

- 1.8.1 The planning applications are approved, although the latest application is pending decision.
- 1.8.2 The development entails the erection of up to 700 dwellings, a primary school, public open space, drainage works and related infrastructure and landscaping.



- 1.8.3 Construction works do not appear to have started on site. Contact with the developer indicates that it is anticipated that approximately 60 units will have been constructed by 2019, but there is a 5 year work programme. Thus it is anticipated that the development works would be ongoing during the Scheme construction phase.
- 1.8.4 The development is located approximately 1.8km from the Scheme boundary and thus lies within the Zol for biodiversity, material assets and waste.
- 1.8.5 Environmental surveys/assessments available: Environmental Statement (covering traffic and transportation, landscape and visual impacts, noise, air quality, archaeology and built heritage, ecology, hydrology and drainage), habitat creation and biodiversity management plan, drainage strategy, public open space landscape strategy. Environmental Statement Non-technical summary available via the link below:

[https://www.iema.net/assets/nts/Pegasus\\_Group/Hackwood\\_Farm\\_NTS\\_June\\_2014.pdf](https://www.iema.net/assets/nts/Pegasus_Group/Hackwood_Farm_NTS_June_2014.pdf)

## 1.9 Land North of Mansfield Road, Breadsall (noted that land spans DCiC and Erewash Borough Council land) (Development No 39/47)

Planning applications: 12/15/01520; 05/17/00679; ERE/1215/0040

<https://eplanning.derby.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZZQRFSXE636>

<http://www.erewash.gov.uk/planning-building-control/planning/development-control.html>

- 1.9.1 The planning application is approved.
- 1.9.2 The development involves residential development of up to 230 dwellings.
- 1.9.3 Construction works have started on site. Contact with the developer (via DCiC) indicates that the development works are anticipated to be completed in 2023. It is thus anticipated that construction works would be ongoing during the Scheme construction phase.
- 1.9.4 The development is located approximately 500m from the Scheme boundary and thus lies within the Zol for cultural heritage, landscape/visual, biodiversity, noise and vibration, geology and soils, material assets and waste, people and communities, road drainage and water environment.
- 1.9.5 No EIA required. Environmental surveys/assessments available: arboricultural survey report and method statement, tree protection plan, heritage impact assessment, archaeological assessment and evaluation report, environmental management plan, construction management plan, transport assessment and travel plan, ecological appraisal, great crested newt survey, drainage



information, flood risk assessment, geological assessment, ground testing report, landscape and visual appraisal, masterplan.

#### 1.10 Land South of Mansfield Road, Breadsall Hilltop (between Porters Lane and Lime Lane) (Development No 40)

Planning applications: 04/15/00449; 03/17/00283

<https://eplanning.derby.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZZQUFSXE368>

- 1.10.1 The planning application is approved.
- 1.10.2 The development involves the erection of 250 dwellings and the formation of highways, public open space, drainage attenuation area and landscaping.
- 1.10.3 Construction works do not appear to have started on site. Contact with the developer (via DCiC) indicates that the development works are anticipated to be completed in 2022. It is thus anticipated that construction works would be ongoing during the Scheme construction phase.
- 1.10.4 The development is located approximately 1.5km from the Scheme boundary and thus lies within the Zol for biodiversity, material assets and waste.
- 1.10.5 No EIA required. Environmental surveys/assessments available: arboricultural survey and impact assessment, archaeological evaluation report, construction management plan, drainage details, gas monitoring and radon report, travel plan and transport assessment, Phase 1 environmental risk assessment, ecological appraisal, historic environment assessment, landscape strategy and masterplan, flood risk assessment.

#### 1.11 Ford Farm (Development No 44)

Planning application: ERE/0618/0005

<http://www.erewash.gov.uk/planning-building-control/planning/development-control.html>

<https://maps.erewash.gov.uk/rmx4-webapp/RMX/index.htm>

- 1.11.1 The planning application is approved.
- 1.11.2 The development involves alterations to the existing vehicular access from Ford Lane which would be blocked up. The proposed new vehicular access would be formed from the existing junction with B6179 (Alfreton Road).
- 1.11.3 It is anticipated that the construction works would be completed by the start of the Scheme construction phase. However, there is a risk that the works would be delayed and thus overlap with Scheme construction activities.
- 1.11.4 The development is located within 100m of the Scheme boundary and thus lies within the Zol for all topics considered within the ES.

- 1.11.5 No EIA required. Environmental surveys/assessments available: flood risk assessment, access assessment.

## 1.12 Land at Kedleston Road (Development No 49)

Planning applications: AVA/2014/0928; AVA/2015/1243

<https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/>

- 1.12.1 The planning application is approved, but subject to a legal challenge.
- 1.12.2 The development involves the erection of up to 195 dwellings (use Class C3) with associated access, earthworks and other ancillary and enabling works. All other matters (appearance, landscaping, layout and scale) reserved.
- 1.12.3 An outline application has been submitted for the erection of up to 400 dwellings (Use Class C3), convenience store (Use Class A1 up to 500m<sup>2</sup>) with associated access, earthworks and other ancillary and enabling works. All other matters (appearance, landscaping, layout and scale) reserved. This is a Departure from the Development Plan.
- 1.12.4 Construction works have not started on site. Contact with the site developer indicates that works would be ongoing during the Scheme construction phase (development construction works are estimated between 2019/20 and 2024/25).
- 1.12.5 The development is located approximately 1.7km from the Scheme boundary and thus lies within the Zol for biodiversity, material assets and waste.
- 1.12.6 Environmental surveys/assessments available: Environmental Statement heritage statement, arboricultural survey and assessment, noise impact assessment, flood risk assessment, site ground conditions appraisal, transport assessment, travel plan, ecological appraisal, sustainability appraisal.