

6-003-09; Cotes Park Industrial Estate North and East, Alfreton

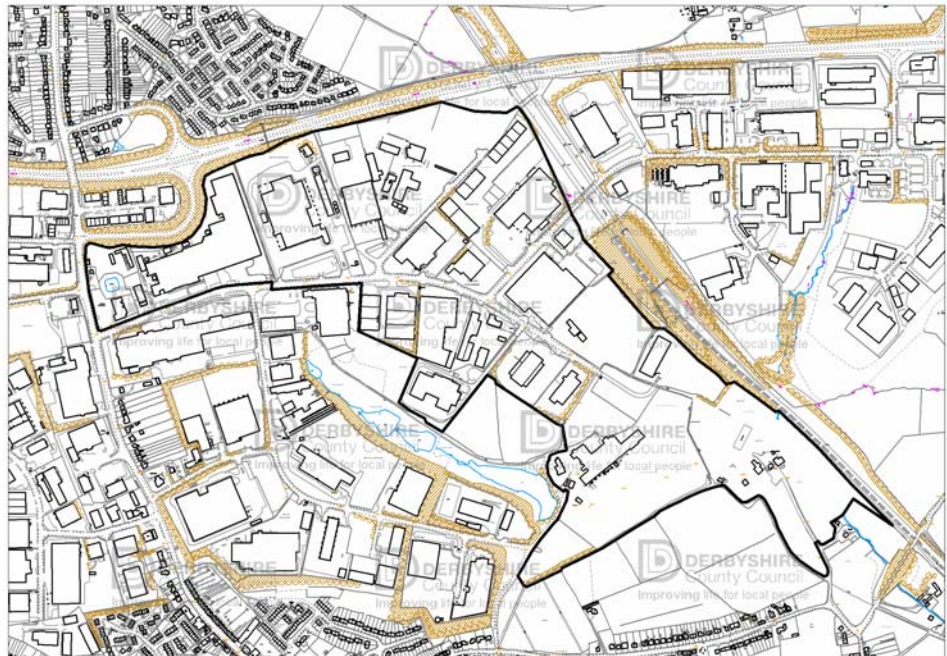
Policy 3 site

4440 *Brief Site Description and Main Site Constraints*

62.1 hectares

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Part of an industrial estate containing a large number of businesses, including various waste management firms. There are at present some local concerns about the impacts, on local people and businesses, of odours from waste transfer and composting activities and of dust from the processing of building wastes and from vehicles



travelling to those facilities. It will be important to ensure that future waste management development avoids raising such problems.

Access into the estate is good, provided that heavy goods vehicles (HGVs) use the nearby A38 junction, north of the access (southwards, although there may be some residual highway capacity, HGVs would have to pass many homes which front onto the roads). However, the southern part of the estate is cut off from that access because the central estate road (Cotes Park Lane) terminates at the WRG transfer and composting depot. A new development enlarging the waste management facility might enable the continuation of that road, which would accord with local aspirations.

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Southeast of the estate is open countryside, which might be sensitive to intrusive developments on the estate. Within the estate and adjoining 6-003-09 is Pennytown Ponds, a local nature reserve and leisure area, which must be protected from pollution. General Policy 3 covers that concern.

Site Specific Policies

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1. Development to be permitted for all types of waste management development, treating all types of waste, provided that the developments are entirely enclosed.
2. Design and layout to respect character of adjoining landscape at south and east.
3. HGV routes to and from north (A38) only.
4. All applications affecting the potential for extending the estate road (Cotes Park Lane) should include consideration of – and, where appropriate, provision for – such extension.

6-007-02; Codnor Gate Industrial Estate North, Nottingham Road, Nr. Ripley

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Policy 3 site

Brief Site Description and Main Site Constraints

21.2 hectares

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The estate contains several large buildings, some vacant, which might accommodate a variety of waste management developments. There is also potential for provision by means of redevelopment during the plan period (to 2020).

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There are many homes close to the site, across A610 to the south, which

could be adversely affected by odorous or noisy developments. The Sustainability Assessment expresses concern that waste facility types 5 and 6 (recycling and transfer stations) might create too much noise. It is also concerned about the potential visual impacts of new, large buildings on the character of the adjacent countryside. Therefore, the site is probably unsuitable for developments with tall towers, silos or chimneys, except those with a particularly sensitive design.

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The land immediately south of the estate is the protected line of a future A610 improvement but there is no programme for that improvement, which could take place in parts as opportunities arise. Meanwhile, access from the estate onto A610 may be inadequate for large numbers of vehicles, particularly HGVs, attempting to turn right onto the highway. It may be necessary to provide traffic signals.

Site Specific Policies

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1. Development to be permitted within the range of waste management types 2, 3, 4, 5a, 6a (In-Vessel Composting, Anaerobic Digestion, Mechanical Biological Treatment, Recycling Factory, Indoor Transfer Station), all enclosed, treating wastes within the following category: non-hazardous wastes.
2. Applications for developments within types 5a and 6a should show that the wastes they will manage or the methods of management will not create noise disturbance to local residents.
3. Particular attention should be paid by applicants to the design of tall buildings or structures, respecting the character of the nearby countryside and the outlooks of local residents.
4. Traffic assessment to include consideration of need for – and, where relevant, provision for traffic signals at A610 junctions.

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6-022-00; Denby Hall Industrial Estate, Derby Road, Marehay

Policy 3 site

Brief Site Description and Main Site Constraints

22.7 hectares

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4590 Former coal extraction site, currently being developed as an industrial estate.
4600 New vehicle access points have been provided to serve the industrial estate.

4610 There are new homes adjacent to the northern boundary. The Sustainability

4620 Assessment suggests that facilities should be located away from that end of the site.

To minimise potential impacts on those homes, there should be no waste management development within 100 metres of that boundary.

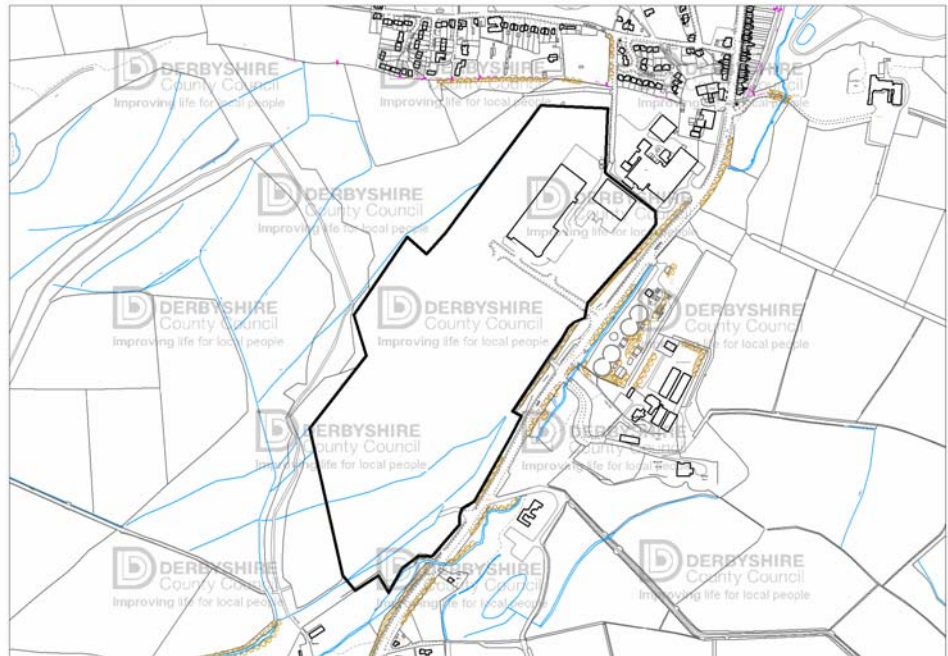
4630 Prior to any planning application, appropriate consideration should be given to the measures which may be necessary to mitigate any adverse impacts on the Ripley Greenway multi-user trail which is directly adjacent and runs parallel to the south west boundary (covered in general policies).

Being in a mainly rural location, the site is in principle suitable for composting. However, there are homes not only to the north but also, slightly more remotely, south of the site. In view of odour and possible health risks, it can be difficult for an applicant to establish that composting is acceptable within 250 metres of homes (consultation with the Environment Agency is a requirement in those cases). We are not proposing outdoor composting as a preferred option, although that does not preclude developers from making a case for it.

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There is a possibility of re-opening the rail link which carried coal from this former colliery and opencast site. Applicants should consider that possibility (the Sustainability Assessment points out that a “rail freight link will also increase the sustainability of the site for a variety of waste management uses”.

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Site Specific Policies

1. Development to be permitted within the range of these waste management types; 2, 3, 4, 5a, 6a (In-Vessel Composting, Anaerobic Digestion, Mechanical Biological Treatment, Recycling Factory, Enclosed Transfer Station) treating wastes within the following categories; non-hazardous, inert.
2. Applications for waste management development should include consideration of the potential for – and, where relevant, should provide for – the use of the former railway.

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6-032-00; Cinderhill, off Derby Road, Denby

Policy 3 site

Brief Site Description and Main Site Constraints

85.4 hectares

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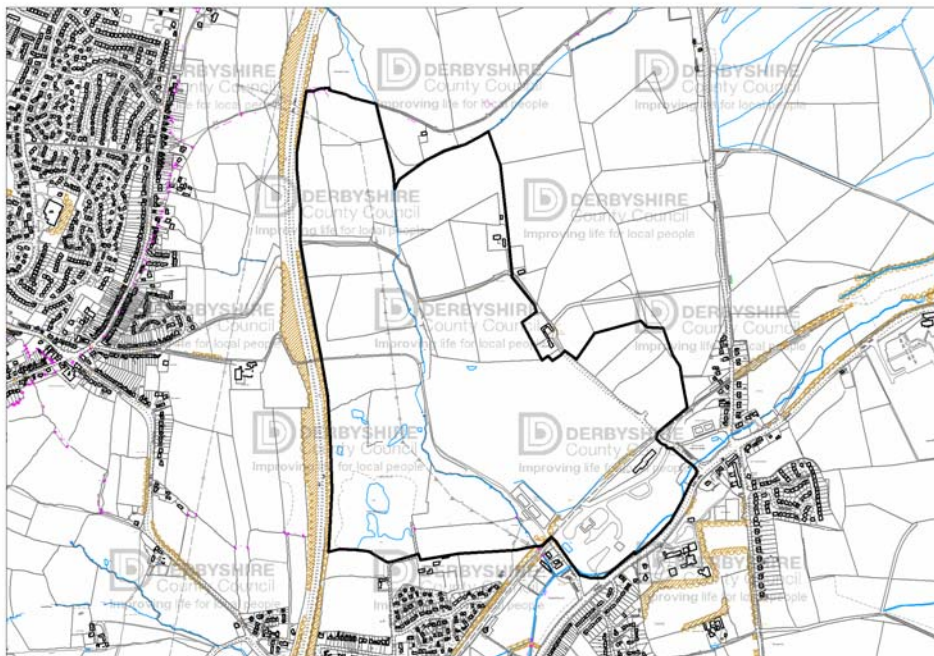
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At present, a partly rural and partly derelict or underused area of land allocated for industrial, residential and community development between the A38 and the B6179 (Derby Road). There is a current planning application for 30 hectares of employment land and 300 houses. The housing part of the scheme is generally to the south with employment land to the north.



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The application has been delayed due to extra consideration to be given to the heavily contaminated tar pits which lie within the western part of the site; however, it should be decided by the end of 2007. Once the application has been decided it may be necessary to alter the boundaries of the site to better reflect the area where industrial type development would be acceptable. There may be opportunities to accommodate a variety of waste management types. It may also be possible to use waste processing to help provide a source of local energy, such as a district heating scheme.

On the north-east boundary of the site is Park Hall, a Grade II* listed building, a substantial buffer supported by possible screen planting needs to be considered to maintain the integrity of this building's rural setting.

Should permission be granted access would probably be good, with a direct link to the A38 proposed as part of the overall scheme.

Protected species have recently been recorded on the site. Applicants should submit mitigation and enhancement proposals for habitat creation and enhancement and the provision of wildlife corridors throughout the site (General Policy 3 covers those concerns).

4730 There are few existing houses near the site. However, depending on the final layout and mix of housing and industry, measures may be necessary to minimise the impact of noise and other disturbance on the people who will live nearby (this concern is addressed by the general policies).

Site Specific Policies

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1. Development to be permitted within the range of waste management types 2, 3, 4, 5a, 6a (In-Vessel Composting, Anaerobic Digestion, Mechanical Biological Treatment, Recycling Factory, Enclosed Transfer Station) and, as part of a district heating scheme, an energy-from-waste plant of a scale appropriate to the needs of the new Cinderhill community.
 2. Appropriate mitigation of any adverse impacts on Park Hall and its setting.

6-101-00; Land north of Alfreton

Policy 4 site

Brief Site Description and Main Site Constraints

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17.2 hectares

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The site comprises four agricultural fields east and northeast of the Alfreton Waste Water Treatment Works and a link with the Works access to B6025. The northern field and access are partly in North East Derbyshire, the rest being in Amber Valley.

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The site is on a north-facing slope (it looks away from Alfreton). It is

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obliquely visible from parts of Westhouses, which lies to the northeast, in Bolsover District. The fields are fringed by trees, although the visual buffers are weak and would need enhancing. There are public footpaths adjoining the west side of the site. General Policy 4 covers that concern. Beyond a footpath is the Treatment Works. Looking from the northeast and northwest, most views of the site incorporate the built development of the Works and of the Meadow Lane Industrial Estate, which lies south of the site.

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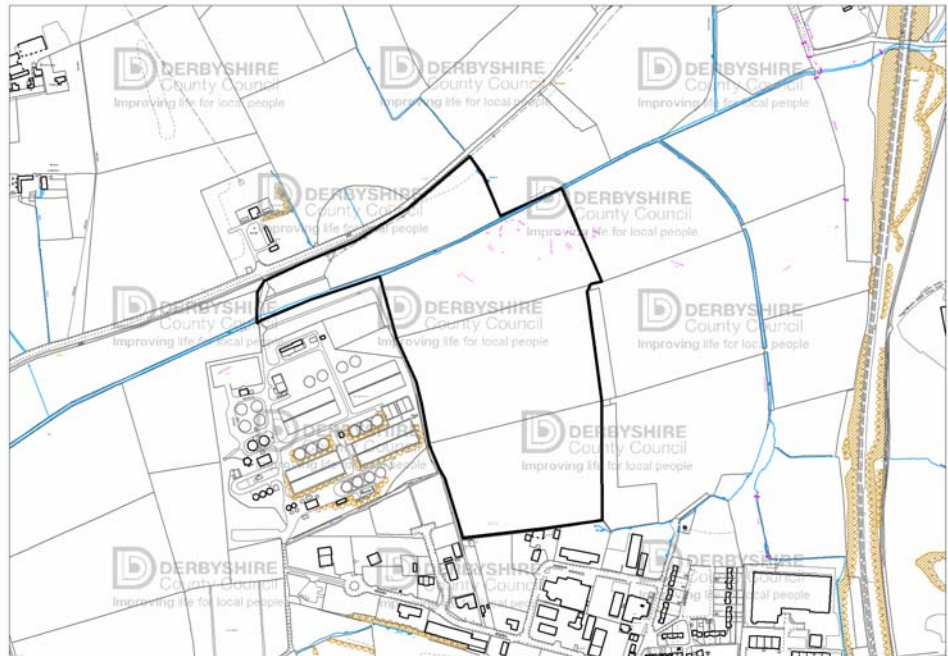
Southwest of the site, and almost within the Industrial Estate is Tavistock Square, a residential location. Local residents have perhaps experienced some years of disturbance from the industrial uses nearby. It will be important to ensure that there is not an additional, cumulative impact from new waste management development.

Part of a former colliery, the land was opencast in about 1968 and backfilled with colliery waste. It is now probably stable and much development has taken place on similarly restored land at south and west. However, an applicant would have to carry out the necessary investigations to confirm stability.

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Waste management developments with a high visual profile might be suitable here, provided it was designed and built in a manner which respected the local landscape character. The Sustainability Assessment recommends the undertaking of a Landscape Character Assessment. We propose that a Landscape Character Assessment should be made before finally deciding to include the site in the submitted development plan document.

Vehicles should approach from and depart to the northwest, where there is an adequate junction with the Alfreton-Chesterfield road, A61.



4820 The northern part of the site, which includes the (straightened) line of the Alfreton Brook, is partly in a high-risk flood zone. The Sustainability Assessment expresses concern about the potential access passing through floodland. A flood risk assessment would be necessary.

Site Specific Policies

1. Development to be permitted within the range of these waste management types; 2, 3, 4, 5a, 6a, 7, 8, 9 (In-Vessel Composting, Anaerobic Digestion, Mechanical Biological Treatment, Recycling Factory, Indoor Transfer Station, Incineration, Pyrolysis, Gasification) treating wastes within the following categories; all.
2. Design and layout to respect character of adjoining landscape.
3. Vehicle access to be to and from northwest (A61).
- 4830 4. Applicants for planning permission to be responsible for flood risk assessment, in accordance with requirements of Environment Agency, prior to submitting application.