



**South
Derbyshire**
District Council
Community and
Planning
Services

South Derbyshire Infrastructure Delivery Plan



February 2019
People | Place | Progress

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South Derbyshire District Council

Infrastructure Delivery Plan February 2019

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1 Introduction

- 1.1. An Infrastructure Delivery Plan (IDP) is a key supporting document in South Derbyshire District Council's Local Plan, ensuring that the Local Plan is robust and deliverable. The IDP forms part of the evidence base and informed the preparation of the Plan itself. It sets out the key transport, physical, social and green infrastructure required to support the District's future growth up to 2028.
- 1.2. There will be significant levels of growth in terms of housing, retail and employment and it is essential for the Council and its partners to deliver the services necessary to achieve timely, sustainable and effective infrastructure to meet the needs of all residents in the future.
- 1.3. The information in this document has been produced in collaboration with various infrastructure providers operating in the District, as discussed in more detail in Section 8.
- 1.4. The 2008 Planning Act¹ and subsequent Regulations define infrastructure as including roads and other transport facilities; flood defences; schools and other educational facilities; medical facilities; sporting and recreational facilities; open spaces; and affordable housing. This list is not exhaustive; other types of infrastructure will be considered as part of this document.
- 1.5. Successful implementation of South Derbyshire's Local Plan depends, therefore, not only on the actions of the District Council but upon the co-ordinated and sustained action from a wide range of other organisations. This requires shared objectives, and involves ensuring related strategies are consistent with the plan and that there is co-ordinated action to effectively deliver essential physical, social, environmental and economic infrastructure on time.
- 1.6. Therefore the IDP:
 - Sets out the main infrastructure issues
 - Provides an overview of the action required to deliver the Local Plan
 - Identifies who is responsible for delivery; and
 - Gives a broad indication of phasing, costs and funding mechanisms

¹ <http://www.legislation.gov.uk/ukpga/2008/29/contents>

- 1.7 The Derbyshire Infrastructure Delivery Plan and the South Derbyshire Core Strategy Infrastructure Topic Paper established a baseline for infrastructure capacity during preparation of the Part 1 Local Plan and helped to identify initial infrastructure needs associated with further growth. This initial scoping work also improved the understanding of infrastructure issues faced by a wide range of organisations and has encouraged partnership working, with the focus on delivery. The range of facilities required to support development in the Local Plan has been identified and used to develop an infrastructure schedule.
- 1.8 The IDP is a 'living' document which evolves in response to on-going monitoring of infrastructure requirements and dialogue with infrastructure providers up to 2028. This iteration of the IDP updates information previously published in the 2018 edition.

2. National Policy Context

- 2.1 The National Planning Policy Framework (NPPF), July 2018, states, in paragraph 16, that plans should be shaped by early, proportionate and effective engagement between plan makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees.
- 2.2 In para 20 it states that strategic policies should set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for....(b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); (c) community facilities (such as health, education and cultural infrastructure); and (d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure...."
- 2.3 In para 26, it states that "effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. It states that in particular, joint working should help to determine where additional infrastructure is necessary...".
- 2.4 In para 28 it states that "non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include...the provision of infrastructure and facilities at the local level...".

3. Local Policy Context

3.1 South Derbyshire's Sustainable Community Strategy 2009-2029: 2017 Refresh (SCS), produced by the South Derbyshire Partnership, sets out a vision, strategy and associated challenges for the District over four themes: children and young people; healthier communities, safer and stronger communities and sustainable development. For each of the four themes priorities are identified and those relevant to the Local Plan and this IDP include:

- Young people's aspirations are raised and they are supported to achieve their potential
- Health inequalities between different communities are reduced
- People make choices in their lifestyles that improve their physical and mental wellbeing.
- Older people, people with dementia and other long-term conditions and their carers have good quality of life, retain their independence for as long as possible, and receive the support they need at the end of their lives
- More people feel safe and secure in their home and in the community, particularly those who are most vulnerable
- A more prosperous, better connected, increasingly resilient and competitive South Derbyshire economy
- A better place to live, work and visit at the heart of the National Forest

4. Local Plan Strategic Objectives

4.1 The Local Plan sets out 13 objectives for the Local Plan itself. In brief these are to: ensure development is sustainable, achieving design excellence, addressing climate change and reducing waste and pollution; meet the needs of the whole population; strengthen and diversify the economy whilst respecting the environment and natural resources; ensure the District's housing stock is fit for purpose; ensure communities are a good and beneficial place to live; promote sustainable living and working; reduce the need to travel, encouraging necessary travel by sustainable modes; ensure infrastructure necessary to support development is provided; respect and enhance what makes our District unique; utilise opportunities provided by the District's location within the National Forest, promoting leisure and tourism; make optimum use of previously used land and buildings; enhance and develop Swadlincote Town Centre and; ensure growth is co-ordinated with development in adjoining areas.

4.2 This IDP is to enable the achievement of Local Plan Objective 8 and Objective 13. In full these policies seek:

- To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and accessible to local communities.

- To ensure growth in South Derbyshire is coordinated with the development of adjoining areas both within and outside of the Housing Market Area (HMA).

5. A Spatial Portrait of South Derbyshire

- 5.1 South Derbyshire is a rural District in central England covering an area of over 112 square miles. It adjoins and is heavily influenced by the City of Derby to the north, Burton upon Trent to the west and Ashby-de-la-Zouch to the east. The town of Swadlincote, in the south of the District, is the main urban centre with a population of around 37,000.
- 5.2 For many years the District has been the fastest growing in Derbyshire and is currently one of the fastest growing areas in England. Its population is growing from the current 102,385² and is anticipated to be over 111,000 by 2028. The population is also becoming older and more diverse. Whilst this is not a unique pattern, this ageing of the population raises important questions about the types of housing, facilities and support services that will be needed in the future.
- 5.3 Despite strong population growth, South Derbyshire remains largely rural. Away from Swadlincote, the District is a scattered network of villages of varying sizes. South Derbyshire is home to 22 Conservation Areas including the Trent and Mersey Canal. The District also contains part of The National Forest.

² 2017 mid-year population estimate for South Derbyshire

6. Local Plan: The Spatial Strategy

- 6.1 The Local Plan Part 1 states that “the Plan’s Strategy is about harnessing the energy and opportunities of sustainable growth to secure positive benefits for the District’s residents and employers. This means using development as a means of delivering not just much needed homes and business accommodation, but also other important community benefits where they are most needed such as reclaiming derelict land, supporting local shops and services, improving the local environment, providing required infrastructure and addressing the causes and effects of climate change.”
- 6.2 The Local Plan contains policies regarding the amount of and locations for future large-scale development for both housing and employment. The overall strategy is one of ambitious growth and reflects the NPPF’s requirement for a general presumption in favour of sustainable development. Derby City is unable to meet all of its housing needs within its own boundary. Around 3,000 new homes will be built in South Derbyshire to accommodate Derby City’s housing needs. The overall strategy for the distribution of housing has been guided by the Settlement Hierarchy, which has been produced following an analysis of the settlements within the District in terms of what services each provides.

7. Scope of the Infrastructure Delivery Plan

- 7.1. The aim of the IDP is to establish what infrastructure needs to be delivered, when, and by which provider, to support future development, primarily as set out in the Local Plan. The best information available with regards to the sources of funding together with the possible cost of infrastructure is provided.
- 7.2. The IDP has to be integrated and co-ordinated with a range of national and local plans and programmes that impact on spatial planning. The IDP will be the instrument for meeting the infrastructure priorities of South Derbyshire. It should not be seen as a ‘shopping list’ of priorities but as a tool to ensure that the Local Plan and the strategic sites identified in it are deliverable.

8. Methodology

- 8.1 A Derby Housing Market Area Infrastructure Group was established to ensure consistency between each IDP and the County Council's adopted Infrastructure Plan. An officer from Erewash Borough Council also attended.
- 8.2 The process began as a desk-based study to determine existing provision, plans and strategies for each infrastructure provider.
- 8.3 Alongside this, a review of existing planned capital and infrastructure investment, as detailed in various plans and strategies for each infrastructure category, was undertaken to identify existing plans for infrastructure investment and improvement within Derby City.
- 8.4 Whilst the Council has sought to identify infrastructure needs to inform plan making during preparation of the Development Plan. This research and review process remains ongoing. It is intended that information will be updated continuously and dialogue with key infrastructure providers, particularly in respect of specific sites will need to continue as sites come forward for development throughout the Plan period.

9. Delivery Mechanism

- 9.1 For successful implementation of the IDP a number of challenges need to be overcome:
- The need for a strong commitment to delivery across a wide range of organisations
 - The need for partner organisations and stakeholders to integrate and co-ordinate their investment decisions
 - The need for improved management of existing physical infrastructure assets and the way new assets are delivered
 - The need for investment in additional infrastructure to meet not only the challenges of growth but also that of deficiencies in existing infrastructure.
- 9.2 With public sector financial cuts and changing funding mechanisms it is less certain what resources will be available to spend on infrastructure in future. Nevertheless, the following possible sources of infrastructure funding have been identified:
- New Homes Bonus
 - Single Local Growth Fund

- Business rates and Tax Increment Financing (TIF)
- Regional Growth Fund
- Growing Places
- Service-specific grants
- Developer contributions

9.3 Reductions in the Council's Budget, whilst not imminent, can have a significant impact on local service delivery. This IDP, therefore, provides an important means of co-ordinating resources between the Council, partners and developers to ensure timely and efficient delivery of infrastructure to support development.

9.4 Significant funding for infrastructure is anticipated to come from developer contributions. Policies in the Local Plan Part 1 explain the role of developer contributions. The IDP will inform what contributions towards infrastructure may be sought from development. At present, these are secured through Section 106 planning obligations which, in line with the CIL Regulations 2010, must be:

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and kind to the development.

9.5 Although developer contributions are currently being raised through Section 106 planning obligations, the Council continues to keep under review the need to move towards a Community Infrastructure Levy based approach to collecting funds towards infrastructure.

9.6 A Community Infrastructure Levy could bring several advantages in delivering infrastructure to support development:

- The CIL could be a better mechanism to facilitate the collection of funds towards strategic infrastructure, which is often critical to development of the area, which may be difficult to attribute to a single site
- Income from CIL is not ring-fenced and will allow the Council and its partners greater flexibility to prioritise and phase infrastructure delivery.
- The fixed nature of CIL charges brings more certainty to developers and the Council in terms of how much developers will pay, allowing the Council and partners to plan their income and potential expenditure.
- This could help development to become more viable as it could increase confidence from all partners in ensuring the development is brought forward and should save time and money spent on administration.
- If the charge is applicable to a certain type of development, e.g. housing, all developers will contribute and the burden of

infrastructure is not passed onto another development or developer.

- The introduction of CIL has to ensure an appropriate balance between infrastructure needs and development viability.
- Therefore, further work will be needed to establish the level of CIL that would be economically viable, allowing development to proceed whilst contributing to the provision of the infrastructure that is required in South Derbyshire.

9.7 The implementation of the CIL Charging Schedule, should one be adopted, would require strong governance to prioritise projects, commission and manage delivery and to monitor the process.

9.8 New development will be expected to contribute to the provision of associated infrastructure, whether through Section 106, CIL or through on-site design. But it is crucial that current infrastructure deficiencies are also met. Therefore it is important that partners and stakeholders commit resources to implement these programmes and co-ordinate delivery with development.

10. Monitoring and Review Process

10.1. As previously noted, the IDP is a living document and will be required to respond to a number of changing factors. It will need to be updated on an annual basis to ensure that new information about plans and programmes is incorporated, to ensure that development continues to remain viable and that infrastructure keeps pace with development.

10.2. In short the purpose of ongoing monitoring is to ensure that:

- Risks are managed
- Reports on the delivery of infrastructure are produced at regular intervals
- The Infrastructure Schedule is updated regularly
- Performance results are included in the Annual Monitoring Report

10.3. This and subsequent reviews of the IDP will not just be about updating the document, but will also cover the effective implementation of the Duty-to-Cooperate and partnership working. Updating the IDP will also inform the continued advancement planning documents brought forward by the Council and ongoing dialogue with infrastructure providers of what infrastructure requirements are needed within South Derbyshire.

11. Development Strategy for South Derbyshire

- 11.1. The agreed position is for a minimum of 33,388 dwellings within the Derby Housing Market Area between 2011 and 2028, of which 12,618 dwellings would be provided within South Derbyshire. In planning for 12,618 additional dwellings in South Derbyshire, the Council had regard to the following:-
- Completed dwellings since 2011,
 - Existing planning permissions for housing as at 01/04/2018
 - Sites already allocated for housing in the adopted Local Plan Part 1 and Part 2 that have not yet come forward for development
 - Making an allowance for housing on land which cannot be readily identified in advance (known as 'windfall')
 - An allowance for estimated future losses of the existing dwelling stock.
- 11.2. In order to ensure that the Authority could demonstrate a five-year supply of housing the Development Plan (the Local Plan Part 1 and Local Plan Part 2) has identified a range of housing sites across South Derbyshire to meet its own need as well as a proportion of unmet need arising in Derby City. The majority of this housing provision is allocated on 18 strategic sites in the Part 1 of the Local Plan. The remainder is allocated on 14 smaller sites in the Part 2 Local Plan and via an allowance for "windfalls" (23 per annum).
- 11.3. The strategic sites allocated for housing in Part 1 Local Plan are:
- Boulton Moor (around 1,950 dwellings)
 - Chellaston Fields (around 500 dwellings)
 - Hackwood Farm (around 290 dwellings)
 - Highfields Farm (around 1,041 dwellings)
 - Land off Holmleigh Way (around 120 dwellings)
 - Land West of Mickleover (around 1,650 dwellings of which 1,400 within Plan period)
 - Primula Way (around 500 dwellings)
 - Wragley Way (around 1,950 dwellings of which 1,000 within Plan period)
 - Aston Hall Hospital, Aston-on-Trent (around 74 dwellings)
 - Broomy Farm (around 400 dwellings)
 - Council Depot (around 158 dwellings)
 - Drakelow Park (around 2,239 dwellings of which 1,200 within Plan period)

- Land to the north east of Hatton (around 400 dwellings)
- Land near Church St/Bridge St & Gresley FC (around 350 dwellings)
- Land north of William Nadin Way (600 dwellings)
- Land off The Mease, Hilton (around 485 dwellings)
- Land off Longlands, Repton (124 dwellings)
- Willington Road, Etwall (199 dwellings)

11.4. The non-strategic sites allocated for housing in Part 2 Local Plan are:

- Moor Lane, Aston on Trent (around 42 dwellings)
- Jacksons Lane, Etwall (around 50 dwellings)
- Derby Road, Hilton (around 43 dwellings)
- Station Road Melbourne (around 46 dwellings)
- Acresford Road, Overseal (around 70 dwellings)
- Valley Road, Overseal (around 64 dwellings)
- Milton Road, Repton (around 25 dwellings)
- Mount Pleasant Road, Repton (around 24 dwellings)
- Off Kingfisher Way, Willington (around 50 dwellings)
- Oak Close. Castle Gresley (around 55 dwellings)
- Midland Road, Swadlincote (around 57 dwellings)
- Land north of Scropton Road, Scropton (around 10 dwellings)
- Montracon (around 95 dwellings)
- Stenson Fields (around 70 dwellings)

12. Water and Flooding Infrastructure

- 12.1 **Main providers/partners:** South Derbyshire District Council, Severn Trent Water, South Staffordshire Water, Environment Agency (EA) and Developers
- 12.2 **Existing capacity and recent provision:** South Derbyshire is an area at risk of flooding. Much of the District is located within the River Trent, Dove or Derwent corridors and therefore the flood risk to the majority of this area is high from fluvial as well as other sources. Nevertheless, an overview of flood risk in Derbyshire in 2011 assessed only 29% of the District's 395 kilometer grid squares as being at risk of future flooding.
- 12.3 The major reservoirs in the Derbyshire Derwent and Dove valleys augmented by a transfer from Rutland Reservoir (Anglian Water) and several river abstractions provide most of the water to the Derby HMA. The Environment Agency's Licencing Abstraction Strategies show that the East Midlands water resource situation is significantly constrained. The Derby Housing Market Area Water Cycle Study: Scoping and Outline Water Cycle Study (2010) shows that the vast majority of resource management units in the study area have no water available or are over licensed or over abstracted.
- 12.4 The Water Cycle Study found that many watercourses in South Derbyshire, including the River Mease, which is a Special Area of Conservation (SAC) under the European Habitats Directive, are failing to meet water quality standards under the Water Framework Directive.
- 12.5 **Specific provision initiatives:** In terms of wastewater treatment, a number of waste water treatment works were identified as lacking headroom to accommodate new growth without further investment.
- 12.6 Discussions have taken place between Derby HMA and water companies to explore the use of Sustainable Urban Drainage Systems (SuDS) to reduce the amount of surface water run-off.
- 12.7 The EA does not believe there to be spare capacity at Repton Sewage Pumping Station, which could affect sites H4 (Land at Broomy Farm, Woodville) and H9 (Land at Longlands, Repton). Furthermore the EA has identified issues concerning inadequate sewerage infrastructure that will serve the strategic sites to the south of Derby. This issue is particularly relevant for the following development

sites - H12 (Highfields Farm); H13 (Boulton Moor); H14 (Chellaston Fields); H15 (Wragley Way); H16 (Primula Way); H17 (Holmleigh Way), H18 (Hackwood Farm), H19 (Land West of Mickleover), H23N (Stenson Fields) and; E4 (Strategic Location for Sinfin Moor Employment Site Extension).

- 12.8 Severn Trent Water states that the significant levels of planned new development to the South-East and South of Derby will require improvement work to the sewerage system to ensure the additional flows do not increase sewer flood risk or increased spills from sewer overflows. As part of its assessments Severn Trent Water has identified the need to provide strategic capacity improvements to reinforce capacity within the main trunk sewers in the South of Derby but also expect the need to provide more localised capacity improvements to make sure the smaller sewers in the immediate vicinity of the developments have sufficient capacity.
- 12.9 Implemented in a phased approach, this strategic project will ensure there is long-term sewerage capacity when required and Severn Trent Water will also need to supplement this with development-specific localised improvements as and when required. These localised capacity schemes will be identified through direct discussions with developers and will be progressed to align with development occupancy. As the scope of this work is much smaller than strategic work the lead in times are less, so it is easier to align work to coincide with development.
- 12.10 Furthermore, Severn Trent Water states that whilst all the sewage treatment works listed in the schedule below have limited spare capacity available, additional capacity will be made available as and when required. Severn Trent Water has a general duty under section 94 (clauses 1a and 1b) of the Water Industry Act 1991:

(a) to provide, improve and extend such a system of public sewers (whether inside its area or elsewhere) and so to cleanse and maintain those sewers and any lateral drains which belong to or vest in the undertaker as to ensure that that area is and continues to be effectually drained; and

(b) to make provision for the emptying of those sewers and such further provision (whether inside its area or elsewhere) as is necessary from time to time for effectually dealing, by means of sewage disposal works or otherwise, with the contents of those sewers.

- 12.11 Severn Trent Water stresses that this places an absolute obligation upon it to provide such additional capacity as may be required to treat additional flows and loads arising from new domestic development. As a business, Severn Trent Water are specifically funded to discharge this legal obligation through their charging mechanism, as overseen by OFWAT through the five yearly periodic review process. Severn Trent Water is also under a legal duty to comply with its sewage treatment works discharge permits, issued by the EA under the Water Resources Act 1991 (as amended by the Environment Act 1995 and the Environmental Permitting Regulations of 2010). Should Severn Trent Water be in a position of being unable to comply with their permit to discharge as a consequence of growth within the sewerage catchment, it is obliged to remedy the situation using their own resources.
- 12.12 Severn Trent Water is not able to assess the impact on its assets of all the allocations proposed in the Local Plan at this stage, as its asset protection team looks at each development on a case by case basis. However, as a general rule, smaller developments would not normally cause issues (i.e. small infill or brownfield sites). Larger developments are more likely to, however again this will depend upon where the site is, what type and size of sewers are to be connected to (i.e. combined, foul or surface water). Where development is to take place in areas with predominantly combined sewer networks, generally these will impact the sewerage network because there will be little or no capacity in some storm events. The majority of sizeable developments in combined sewer areas go for sewer modelling and most will require improvement works.
- 12.13 Sustainable drainage methods should be used wherever possible. Most large scale housing sites include some form of sustainable urban drainage system. The costs of such systems can vary significantly depending on their design and scale. This requirement is further backed up by Severn Trent Water's own policies that require that developers look at discharging all surface water to watercourses, drainage ditches or soakaways wherever possible. Before Severn Trent Water agrees to accepting surface water (particularly to combined sewers) it requires evidence that the surface water cannot drain to soakaways, or that the watercourse is too far away to be a viable option; only then does Severn Trent Water allow surface water to its networks. For brownfield development Severn Trent Water expects developers to discharge 20% less of the previous surface water discharge and to attenuate that 20% on site. This is to enable betterment and a more sustainable drainage strategy for that site, again particularly where discharges are to combined sewers.
- 12.14 The Local Plan Part 1 includes a policy (Policy SD3) to ensure the SUDs are utilised in new development. In addition Policy SD3 also requires that new development include measures to reduce potable water use in new housing to ensure water usage is no more than 110 litres of water usage per person per day.

- 12.15 **Underlying Demand Trend:** In terms of water supply, treatment and quality there is a clear pressure on water resources and to support the water companies' management plans.
- 12.16 Due to the risk of exceeding water quality standards, measures are required to be in place before additional housing can be delivered. This is especially the case in the River Mease catchment area.
- 12.17 **Non-developer funding sources:** Various public and private bodies that are involved in the sector. Possibly some support from Derbyshire County Council's own resources, although there are budget restraints which have to be taken into account.
- 12.18 **Developer funding arrangements in place:**
- River Mease Developer Contribution Scheme Individual contributions from planning applications
 - Requirement for developers to meet the Optional Standard of 110/l/p/d as set out in Part G of the Building Regulations.

Delivery Schedule of Water and Flooding Infrastructure within South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
Provision of additional capacity at Waste water treatment works in District	Water Cycle Study (2010)	Unknown	Unknown	As required	Severn Trent Water,			X	Effects are development subject to scrutiny by STW who will upgrade treatment works as required
Provision of sustainable drainage measures	Water Cycle Study (2010)	This is required through Planning Policy Cost is taken account of in site viability.	Unknown	Unknown	South Derbyshire District Council, Derbyshire County Council (Lead Local Flood Authority) Developers		X		<p>Policies SD2 and SD3 of the Part 1 Local Plan requires the provision of in new developments that deliver multiple benefits such as providing amenity, environmental benefits, reducing pressures on the drainage system and storage of rainwater.</p> <p>Regarding cost, there is not a 'one size fits all' standard cost – it is different for each site.</p>
Meet option Building regulations Standard (part G) in respect of water efficiency	Local Plan Severn Trent Water Resource Management Plan	£50 -70 per dwelling	None	2019 onwards	Developers			X	Costs vary depending on the fixtures and fittings used in development and the size of the property. Requirement to ensure delivery through building Regulations.

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
Local flood defence schemes to reduce risk of surface water flooding	Derbyshire Infrastructure Plan (November 2013)	unknown	None	2019 onwards	Derbyshire County Council			X	The County Council has submitted a number of schemes to this year's Annual Flood Defence Grant in Aid process to seek to improve the situation for Derbyshire. The County Council will be supporting these schemes by providing partnership funding as well as engaging with the local community to secure local monies for local bids.
Pumping Station for Willington (sands Brook)	Discussions with EA Modelling for Willington Brook	Unknown	Yes	Unknown	EA, South Derbyshire District Council Derbyshire County Council	SD2 SD3	X	X	Scheme under consideration by the EA. Section 106 monies held by the Council to undertake works on the Brook could contribute towards delivery subject to infrastructure meeting value for money considerations.
Works to improve existing flood banks around Ambaston	Our City Our River (OCOR): Ambaston Flood Risk Mitigation Requirements	Unknown	Unknown	2019 onwards	EA, Derby City Council South Derbyshire District Council	SD2 SD3		X	Works required to mitigate the effects of OCOR works in Derby City. Proposed works will raise 425m of flood bank by up to 250mm on the north west side of village. Works to be undertaken as part of phase 2 of the OCOR works.

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
Works to improve flood banks around Shardlow (to prevent flooding from the Trent)	Environment Agency	Unknown	Yes	Unknown	Environment Agency South Derbyshire District Council	SD2 SD3		X	Proposed works could improve SOP offered by existing flood defences from the River Trent. No works likely ahead of modelling of the River Trent subject to value for money considerations.
River Mease Water Quality Improvements	River Mease Water Quality Management Plan (affected areas: Lullington, Overseal, Netherseal and Smisby	Cost per dwelling: 1 Bed: £228 2 Bed: £335 3 Bed: £453 4+ Bed: £633		2019 onwards	Severn Trent Water, EA, Natural England, SDDC	SD3	X		Adopted June 2016. The integrity of the River is affected by elevated levels of phosphates, of which a key source is discharges from treatment works. In the absence of a contribution to offset impacts new development would not be possible. Costs are only realised on developments in Mease catchment. No Developed in allocated in The Part 1 Plan within this catchment, although two sites are allocation in Overseal in the Local Plan Part 2. Of these sites Valley Road has paid a contribution against the previous DCS1) whilst a contribution against DCS2 (the current scheme) will be required in respect of the Acresford Road Site. An overall contribution across both sites will be of the order

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
									of £40,000
Contribution to River Dove Flood Alleviation Maintenance	EA Data	£393.038	Unknown	2018/19 onwards	Developer	H11	X		Contribution towards maintenance of flood defences
Clear span Bridge over Salt Brook to support Housing Allocation H11	Applicants Flood Risk Assessment (FRA) and planning application submission	Unknown	No	2018/19 onwards	Developer	H11	X		Condition 3 of the planning consent requires the developer to provide a clear span bridge as one of the mitigation measures detailed in the Flood Risk Assessment.

13. Waste Infrastructure

- 13.1 **Main providers/partners:** South Derbyshire District Council, Derbyshire County Council
- 13.2 **Existing capacity and recent provision:** South Derbyshire District Council is a waste collection authority and is responsible for collecting the household waste. Derbyshire County Council is responsible for waste disposal.
- 13.3 There is one household waste recycling centre in South Derbyshire at Newhall, Swadlincote. This site is considered to be operating over capacity. The Council also provides a free “waste freighter” service on Saturdays for areas that are more than five miles away from the Newhall civic amenity site.
- 13.4 There are eight recycling sites in South Derbyshire.
- 13.5 Bulky household waste can be removed by requesting such action by South Derbyshire District Council. The Council also offers a non-hazardous trade waste collection service.
- 13.6 Clinical waste is also collected by the authority and transferred to an incinerator or a suitable landfill site. No incinerators for clinical waste are located in Derbyshire.
- 13.7 **Specific provision initiatives:** The Waste Strategy, prepared in partnership by Derbyshire County Council, Derby City Council, and the eight Derbyshire District and Borough Councils, was adopted in 2014. This Strategy focuses on ways to prevent, reuse, recycle and compost more waste. The emerging Waste Local Plan will set out how many and what types of new facilities are needed and where they should be located. It will deal with municipal, commercial and industrial, and construction and demolition waste.
- 13.8 **Underlying Demand Trend:** South Derbyshire operates a fortnightly refuse collection service, with compost bins and dry recyclable materials collected on the same day in the intervening weeks
- 13.9 The only household waste recycling centre in South Derbyshire at Newhall, is over-capacity.

With the level of housing proposed in South Derbyshire, there is a need to re-assess the waste capacity of the District and attempt to increase the infrastructure capacity.

13.10 **Non-developer funding sources:** Derbyshire County Council, Private Organisations

13.11 **Developer funding arrangements in place:** Individual negotiations from planning applications

Delivery Schedule of Waste Infrastructure within South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes
								S 106	Onsite/ Other	
Additional waste management capacity	Derbyshire County Council	£1,239,600	Yes	2019 onwards	Derbyshire County Council			X	X	Additional capacity is required to accommodate growth in South Derbyshire.
Waste Treatment Plant for Derby and Derbyshire	Derbyshire County Council, Derby City Council	£150,000,000		Fully Operational by 2019	Derbyshire County Council; Waste Contractor, 8 District/ Borough Councils				X	Located at Sinfin Lane, Derby City

14. Transport Infrastructure

- 14.1 **Main providers/partners:** South Derbyshire District Council, Highways Agency, Derbyshire County Council, Department for Transport
- 14.2 **Existing capacity and recent provision:** The key road infrastructure within South Derbyshire is: A50, A38, A511, A512, A444, A5132, A516 and A514 but outside the District the M1 (Junctions 22 to 24A) and A42/M42 are also very important.
- 14.3 Parts of the Derby HMA experience significant levels of congestion. Particular issues occur at the A38 Derby junctions and congestion is expected to be a growing problem at the A50/A38 and A50/A514 junctions. Pinch point works were completed on the A38/A52 (Markeaton Island) and A61 (Abbey Hill Junction) in 2015 and have provided some capacity improvements on the A38 to the north of Derby. However the grade separation of three junctions (Kingsway, Markeaton, and Abbey Hill) is proposed to be completed by 2024 to further alleviate congestion along the A38 corridor. Outside the HMA, large portions of the M1 also suffer from congestion, with the A50 connection at Junction 24 being of particular relevance to Derby and South Derbyshire. However, Highways Mitigations works in the vicinity of Junction 24 are proposed as part of the East Midlands Gateway Scheme, which together with the £120m works due for completion in Spring, 2019 to upgrade the M1 between Junction 23a and Junction 25 to a smart Motorway, will address capacity issues on this part of the Strategic Road Network.
- 14.4 The urban areas beyond the District boundary are badly affected by congestion, particularly Burton upon Trent at the A511 (Burton Bridge) and A444/A5189 (St Peters Bridge) over the River Trent and on radial routes leading to the centre of Derby. A recent £6.1million package of works has been undertaken on St Peter's Bridge in Burton on Trent to strengthen and extend the life of the bridge, and allow for continued use by Heavy Goods Vehicles, whilst further works to strengthen, resurface and upgrade gullies at Burton Bridge was completed in 2018. Within South Derbyshire's capacity is highly constrained at the A511/A514 'Tollgate' roundabout in Woodville, although proposals to deliver Woodville to Swadlincote Regeneration Route, together with the potential for more capacity enhancements funded by new development could help ease congestion on this island.
- 14.5 The Nottingham/Derby to Birmingham and Derby to Crewe railway lines run through the District, with small stations at Hatton and Willington, the latter offering relatively infrequent services. The nearest station to Swadlincote is at Burton upon Trent. The preferred route for HS2 will run through Leicestershire, to the east of the District, with the nearest station at Toton Sidings, near Long Eaton. Railway lines currently used purely for freight also pass through the northern and southern parts of the District.

- 14.6 South Derbyshire is relatively well served by airports, with East Midlands Airport just outside the District to the east and the larger Birmingham Airport about 40 km (25 miles) to the south via the A42/M42.
- 14.7 Derbyshire County Council funds community transport schemes (Dial-a-bus/ride) through the District for people who cannot use conventional transport.
- 14.8 Regular bus services run through the District, providing connections to Swadlincote, Derby, Burton upon Trent and Ashby de la Zouch, although some rural areas, including the north-western parishes and some of the southernmost parishes, are less well served.
- 14.9 **Specific provision initiatives:** A number of schemes are being proposed by the Department for Transport, Derbyshire County Council and the Local Transport Board, supporting the Local Enterprise Partnership. These schemes should support the Local Plan in delivering needed infrastructure, mitigating traffic congestion within the Derby HMA.
- 14.10 Derbyshire County Council began implementation of its Local Transport Plan 3 in 2011. The Rights of Way Improvement Plan Statement of Action 2013-2017 sets out proposals for footpaths and other public rights of way, whilst the Greenways Strategy for South Derbyshire sets out proposals for the development of a network of multi-user routes. East Midlands Airport Sustainable Development Plan sets out to support the East Midlands economy, whilst seeking to protect the environment and local amenity and improve surface access to the site.
- 14.11 **Underlying Demand Trend:** There is a general trend of increasing congestion around the A38 junctions in and around Derby, along radial routes leading to Derby City Centre, along other primary routes including the A511 in Woodville and at connections to the M1.
- 14.12 The large strategic sites being proposed through the Derby City and South Derbyshire Local Plans will increase demand on these roads and others which are currently less congested, such as the bailey bridge crossing of the River Trent at Walton-on-Trent. Modelling is being undertaken to enable understanding of the impact of traffic growth on the performance of the highway network and the effectiveness of proposed mitigation measures.
- 14.13 The Derby Midland railway station was remodelled and re-signalled as part of a major upgrade programme. The updated design has separated the London and Birmingham lines allowing more movement to pass through the station and has increased line speed through all the platforms.

- 14.14 **Non-developer funding sources:** Highways Agency, Derbyshire County Council, Department for Transport, Local Enterprise Partnership.
- 14.15 **Developer funding arrangements in place:** Individual negotiations from planning applications in terms of Section 106. Some have been committed to CIL by Derbyshire County Council, if a Charging Schedule is adopted.

Delivery Schedule of Transport Infrastructure within South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes
								S106	Onsite/ Other	
Additional highway capacity by way of the Woodville-Swadlincote Regeneration Route, to accommodate strategic development in the Swadlincote and Woodville urban area.	Derbyshire County Council, Highways Agency	£10million	Yes	2019 onwards	Developers, Derbyshire County Council, Local Enterprise Partnership,		Funding Gap	X	X	£6.4million allocated through Round 3 of the Local Growth Fund. A Derbyshire County Council cabinet report on the purchase/ compulsory purchase of land approved September 2018.
Improvements to A6/A50 spur junction and public transport provision to support proposed housing development at Boulton Moor	Derby City Council, Derbyshire County Council,	£3.75 million		Unknown	Developers, Derby City Council, Derbyshire County Council, Highways Agency	H13		X	X	Multimodal junction Improvements and public transport enhancements.

Delivery Schedule of Transport Infrastructure within South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes
								S106	Onsite/ Other	
South Derby Integrated Transport Link, between Deepdale Lane and Wragley Way	Derby City Council, Derbyshire County Council	£11 to £14m		Within Plan period	Developers, Derby City Council, Derbyshire County Council	H12 H15 INF13		X	X	Integrated transport link from Stenson Road to T12 providing a link for all modes between strategic housing and employment sites. Alignment to be confirmed.
2 no. A50 Junction Improvements - Local Plan Mitigation to the south of Derby	Derby City Council, Derbyshire County Council, Highways Agency	>£3 million		By 2028	Developers, Highways Agency, Derby City Council, Derbyshire County Council	H12 H14 H15 H16 H17		X	X	The two junctions are: A50/A514 A50/A38. A potential scheme is to be agreed with the Highways Agency.
Infinity Park Derby: Sustainable Transport	Derby City Council South Derbyshire District Council	£5m	Unknown	By 2028	Derby City Council South Derbyshire District Council Developers/B usinesses	E4		X	X	Works and contributions are likely to take place in the City in the short to medium term although some works could be required to support longer term expansion of Infinity Park into South Derbyshire

Delivery Schedule of Transport Infrastructure within South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes
								S106	Onsite/ Other	
New Derby Park and ride bus service at Boulton Moor		Unknown	Yes	Unknown	Derby City Council, Developers	H13		X	X	The extent of the facility is subject to negotiation. Land for the facility to be provided by developers
Walton by-pass		£14.7	Yes	2019 onwards	Developers; Other Sources	H6		X	X	A start has been made.
Provision of a combined access to land north east of Hatton allocation and to the large manufacturing plant and nearby sewage treatment works	South Derbyshire Local Plan	£3.5-£3.8 million		2019 - 2023	Developers	H11		X	X	
A38 Derby Junctions (Kingsway, Markeaton and Little Eaton)	Derbyshire Infrastructure Plan	£200-£250 million		2021 onwards	Highways England		None identified		X	Works scheduled for 3 Years starting from March 2021.
Potential additional highway works (potentially Swarkestone Causeway bypass, subject to testing)	Derbyshire County Council Infrastructure Delivery Plan	£20 million	Yes	Not known	County Council		Scheduled Ancient Monument		X	

Delivery Schedule of Transport Infrastructure within South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes
								S106	Onsite/ Other	
EMEG Western Boundary – Airport to Centrum (Bus)	EMEG Study	Unknown	Yes	2019 onwards	East Midlands Airport, Local Authorities, East Midlands Enterprise Gateway businesses, Bus Operators	INF2C		X	X	Work on proposals at an early stage. More information to be published if and when details become available
A50 Corridor Demand Responsive Bus	South Derbyshire	Unknown	Yes	2019 Onwards	Businesses	INF2C		X	X	Proposals at an early stage. More information to be published if and when details become available
Pedestrian links within the Longlands, Repton allocation and delivery of enhanced walking connections to the site along Milton Road and the public footpath	South Derbyshire Local Plan Part 1			Before 2028	Developers	H9 H23G H23H		X	X	
Pedestrian connections from Willington Road, Etwall allocation into Etwall village	South Derbyshire Local Plan Part 1			Before 2028	Developers	H10		X		

Delivery Schedule of Transport Infrastructure within South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes
								S106	Onsite/ Other	
Pedestrian connections from the Primula Way allocation into the existing residential areas within Derby City	South Derbyshire Local Plan Part 1			Before 2028	Developers	H16		X		
Pedestrian links within the housing allocations and linking to existing networks	South Derbyshire Local Plan Part 1			Before 2028	Developers	H2 H3 H4 H5 H6 H7 H8 H11 H12 H13 H14 H15 H17 H18 H19 H23 A-N		X	X	

15. Energy Infrastructure

15.1 **Main providers/partners:** South Derbyshire District Council

15.2 **Existing capacity and recent provision:** South Derbyshire has installed renewable energy capacity of 24.7MW with landfill gas and Solar Photovoltaics accounting for most of this. There are outstanding planning consents for 15MW renewable energy centre at Drakelow Park as well as existing consents issued under Section 36 of the Electricity Act for large scale Combined Cycle Gas Turbine power stations as Drakelow and Willington. There is also consent for a 40MW energy storage facility to provide back-up power for the electricity grid consented in August 2017. Western Power Distribution has highlighted some potential infrastructure and capacity constraints on the key strategic sites, which will need to be overcome to deliver the sites.

15.3 **Specific provision initiatives:** None at present

15.4 **Underlying Demand Trend:** Renewable and other energy generation capacity in the District remains limited.

15.5 **Non-developer funding sources:** UK Government Sources, National Grid, Derbyshire County Council, South Derbyshire District Council, Weston Power

15.6 **Developer funding arrangements in place:** Individual negotiations from planning applications in terms of Section 106 and CIL.

Delivery Schedule of Energy Infrastructure within South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes
								S106	Onsite/ Other	
Willington C 2000MW CCGT and 400MW OCGT Power Station	Discussions with site developer	Unknown		2018-2021 (45 months)	Developer	SD6 BNE12			X	Application to BIES Department of Business, Energy and Industrial Strategy) to vary the consent.
Drakelow 1220MW CCGT Power Station	Discussions with site developer	Unknown		Unknown	Developer	SD6 BNE12			X	Variation of consent (non-material) amendments) granted by SDDC in 2017
Drakelow Renewable Energy Centre (15MW Biomass Rich Fuel) gasification plant	Derbyshire County Council	Unknown			Developers	SD6 BNE12			X	Granted consent in November 2015
Caldwell 40MW Energy Storage Facility	Discussions with site developer	Unknown			Developers	SD6 BNE12			X	Granted consent in August 2017
The proposed development at Hackwood Farm will require a new high voltage cable, running from Derby City	Discussions with Western Power	Unknown	Unknown	Timely and early dialogue will be required	Western Power & Developers				X	Energy providers are obliged to provide energy to new developments. A contract regarding funding would be agreed

Delivery Schedule of Energy Infrastructure within South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes
Centre to the west of the City										between Miller Homes and Western Power Distribution.
								S106	Onsite/ other	
The proposed developments at Boulton Moor have a 132,000 volt overhead line through the site. Costs to relocate could be prohibitive. Assuming development and construction works would avoid infringing the safety distances.	Discussions with Western Power	Unknown	Unknown	Timely and early dialogue will be required	Western Power & Developers			X	X	

16. Communications Infrastructure

- 16.1 **Main providers/partners:** South Derbyshire District Council, BT, Derbyshire County Council, Virgin Media, City Fibre, Royal Mail, Big Blue Rocket
- 16.2 **Existing capacity and recent provision:** Fibre broadband coverage is good in the region. Derbyshire County Council's 'Digital Derbyshire' initiative aims to achieve broadband coverage for 95% of the District with the programme due to be completed in 2020.
- 16.3 Royal Mail's collection and delivery service for South Derbyshire is provided from two properties: Swadlincote Delivery Office, Civic Way, Swadlincote and Hatton Delivery Office, Station Road, Hatton. Through the consultation process on the Local Plan, Royal Mail has indicated that the scale of proposed growth may place a significant burden on the existing Delivery Offices and as consequence, it is possible that Royal Mail may require a new Delivery Office to handle the additional deliveries that will result from the planned growth.
- 16.4 **Specific provision initiatives:** The cost of building the network through the Digital Derbyshire Programme includes £9.58m from the UK Government through Broadband Delivery UK (BDUK), £6.01m from Openreach (formerly BT), £4.89m from Derbyshire County Council and £2.5m from the European Regional Development Fund 2007 – 2013 and £2.19m from D2N2 Local Enterprise Partnership.
- 16.5 **Non-developer funding sources:** Derbyshire Digital, BT, Virgin Media, Derbyshire County Council
- 16.6 **Developer funding arrangements in place:** Individual negotiations from planning applications in terms of Section 106 and CIL. Derbyshire County Council has highlighted Broadband as a key priority in its Developer Contribution Protocol.
- 16.7 Openreach now provide FTTP to new sites, details can be found at the following link;
<https://www.ournetwork.openreach.co.uk/property-developers/site-registration.aspx>
- 16.8 Similarly, Virgin Media also provide fibre connectivity to new developments, please follow the link for more information;
<https://www.virginmedia.com/lightning/network-expansion/property-developers>.

16.9 There are other suppliers which can be approached such as:

- Independent Fibre Networks Limited (INFL)
- <https://www.ifnl.net/developers>
- GTC Utility Network
- <https://www.gtc-uk.co.uk/house-builders/fibre-to-the-home>

16.10 The HBF is actively encouraging suppliers to install fibre as part of installation to new sites, please see the link for more information
<https://www.hbf.co.uk/search/?q=fibre>

Delivery Schedule of Communications Infrastructure within South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes
								S106	Onsite/ Other	
To improve the provision of Broadband Infrastructure in South Derbyshire	Derbyshire County Council IDP	(£9.58m from BDUK, £6.01 from Openreach; £4.89m from Derbyshire County Council, £2.5m from European Regional Development Fund 2007-2013 and 2.19m from D2N2 Local Enterprise Partnership)	(requires match funding)	2011-2020	BDUK, Openreach, Derbyshire County Council, ERDF, D2N2 LEP			×	×	Funding secured with programme due to be completed by 2020

17. Sport, Recreation, Open Space and Social Infrastructure

17.1 **Main providers/partners:** South Derbyshire District Council

17.2 **Existing capacity and recent provision:** The National Playing Field Association recommends provision of 2.43 ha of recreational open space provision per 1000 population. This compares to the present level of 1.95 ha per 1000.

17.3 The current level of informal leisure open space provision in the District is 0.73 ha per 1000 population, representing a deficit of 0.32 ha per 1000.

17.4 The current level of formal open space provision is 1.17 ha per 1000 population, representing a deficit of 0.13 ha per 1000.

17.5 The current level of play space provision is 0.05 ha per 1000 population, representing a shortfall of 0.14 ha per 1000.

17.6 Therefore, based on existing open space provision, there is a requirement for 2.54 ha per 1000 population for new development.

17.7 South Derbyshire District Council manages eight local allotment sites, which have over 180 plots. Other allotments are managed by some of the parish councils.

17.8 There are 45 play areas managed by South Derbyshire District Council, with others managed by parish councils.

17.9 South Derbyshire District Council manages six cemeteries, which apart from providing a community service can also be a valued in terms of wildlife conservation and biodiversity. The District is also served by the privately run Bretby Crematorium.

17.10 Swadlincote market operates on Tuesdays, Fridays and Saturdays, with a farmers' market on the last Thursday of each month.

17.11 There are a number of cultural and leisure facilities, including four libraries (Etwall, Melbourne, Swadlincote and Woodville) and two leisure centres (Etwall and Swadlincote).

- 17.12 Within the District there is provision for swimming, golf, cricket, football, tennis, hockey, rugby union and dry-slope skiing, plus a number of private facilities and clubs.
- 17.13 There are a number of Christian places of worship in the District.
- 17.14 **Specific provision initiatives:** An open space strategy has been adopted by the council to encourage open space provision.
- 17.15 **Underlying Demand Trend:** Sport England states on its website that it has “produced guidance on how to undertake an assessment of needs and opportunities for sporting provision. The purpose of the guide is to provide a recommended approach that will help the user undertake a robust assessment of need for indoor and outdoor sports facilities. The guide focuses on the practicalities of producing a clear and robust assessment to help develop and apply local planning policy. The guide will therefore assist LAs with meeting the requirements of the National Planning Policy Framework (paragraph 73). The approach has been developed so that it can be tailored to apply to a range of sports facilities. This guide and Sport England’s playing pitch strategy guidance (PPS) are complimentary with the PPS guidance providing the recommended approach for assessing the need for pitch provision.”
- 17.16 This IDP will be updated as necessary following any assessment work undertaken in line with the above guidance.
- 17.17 **Non-developer funding sources:** Sport England
- 17.18 **Developer funding arrangements in place:** Individual negotiations from planning applications in terms of Section 106 and CIL

Delivery Schedule of Sport, Recreation, Open Space and Social Infrastructure within South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
Maurice Lea Memorial Park development	Open Space PPG17 Strategy and Park Management Plan	£100k	£100k	Completion by 2020	South Derbyshire District Council	S1		X	Further refurbishment ongoing following HLF restoration project, particularly play area and sports facilities.
Eureka Park refurbishment	Open Space PPG17 Strategy and Park Management Plan	£900k	£50k	Heritage capital works completed remaining works by 2020	South Derbyshire District Council, Friends of Eureka Park	S1		X	Completion of Heritage Lottery Fund project to include heritage interpretation, mining memorial installation and planting and garden restoration. Additional play equipment, including youth facilities.
Continued development of the recently completed Cockshut Lane multi-sports facility	Site recently completed	£1.4 million	Unknown	Ongoing	Melbourne Sporting Partnership, South Derbyshire District Council, Melbourne Parish Council, local sports clubs	S1	X	X	Future works identified as desirable include: <ul style="list-style-type: none"> • Improve the drainage of the pitches, particularly rugby and cricket fields • Install play equipment • Extend the car parking areas • Install a trim trail • Additional tennis courts • Additional changing rooms

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
Etwall Leisure Centre improvements and refurbishment	Facility plan	£3 million	£2.7 million	By 2028	South Derbyshire District Council, Sport England, Football Foundation, Spencer Academy Trust	S1	X	X	May potentially comprise second swimming pool; second artificial grass pitch; additional studio space; additional parking; refurbished multi-use games area (covered); covered tennis courts; refurbished changing rooms
Frank Wickham Hall, Etwall, and bowls clubhouse	Frank Wickham Hall Committee	£2-300,K	Unknown	2019 onwards	Frank Wickham Hall, Etwall King George V Playing Field	S1	X	X	Extension and reconfiguration of Frank Wickham Hall to provide additional space. Demolish and rebuild bowls clubhouse.
New swimming pool, sports hall and artificial grass pitch. to meet needs to the south of Derby	Sport England Facility Planning Modelling	£12m	Unknown	By 2028	Derby City Council, South Derbyshire District Council, Sport England	S1	X	X	This infrastructure is sought by 2028 as it would meet the calculated need at that point. May be partially met by Moorways redevelopment (Derby) and a new secondary school on the South Derbyshire boundary.

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
Replacement facility for Moat Street Football Ground/ Swadlincote Sporting Hub at Bridge Street, Church Gresley	Local Plan Part 1	£1.5- £3m	Unknown	2019 -- 2022	South Derbyshire District Council, Gresley Rovers FC, Football Foundation, Sport England	H3	X	X	Development of new Community Sports ground with stadium, full size match pitch and floodlit training/five-a-side areas. This may be incorporated into Swadlincote Sporting Hub project.
Replacement of Repton Village Hall	Existing village hall is wooden with affected by both wet and dry rot.	Rebuild cost £682,000 (range of 597,485 to £850,076)	£40,000	2019	Repton Parish Council, Repton Village Hall charity	H9	X	X	The Repton Village Hall Committee estimate up to £318,125 can be raised from grants, 106 monies, local fund raising events and other sources.
Stenson Fields Community Centre	Planning Application	560K	No	2019	South Derbyshire District Council, Developers	INF6	X	X	Under construction

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
Possible improvements to community facilities centre at Midway	South Derbyshire District Council	£150K	Unknown	2019/20	South Derbyshire District Council	INF6	X	X	Additional storage and new youth facilities, including changing rooms
Rosliston Forestry Centre	South Derbyshire District Council	£1 million	£1 million	By 2028	South Derbyshire District Council, Forestry Commission, National Forest Company, in-coming contractor	S1		X	Potential partnership arrangement for investment. Projects include: <ul style="list-style-type: none"> • Visitor centre refurbishment • Play area refurbishment and development of adventure play • Car park and visitor infrastructure improvements • New trails and path infrastructure
Recreational and community facilities at William Nadin Way	PPG17 Study	£0.5 million	Unknown	2019-2023	South Derbyshire District Council, Developers, external grant funding	H2	X	X	Provision of urban park within the development. Potential for BMX pump track, skate park or other wheeled sport provision, as well as surfaced trails for running/safe cycling
Pingle School facilities enhancement/	Unknown	Unknown	Unknown	2019	Pingle School	INF6	X	X	Works to swimming pool entrance lobby and changing facilities; small sports hall to be

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
refurbishment									refurbished.
Improvements in Community Facilities in area surrounding Land at Broomy Farm	South Derbyshire Local Plan Part 1	Unknown	Unknown	2019 - 2024	South Derbyshire District Council, Developers	H4	X	X	Includes contribution to new clubhouse and changing room building at Woodville Recreation Ground; Artificial grass pitch and improved changing facilities and 3 court sports hall and dance studio, funded by Priority Schools Project at Granville Sports Academy
Goseley Community Centre	South Derbyshire Local Plan Part 1	Unknown	Unknown	By 2028	Gosley Community Centre Trust	H4	X	X	Extension to hall
New or enhanced community facilities in Hilton	South Derbyshire Local Plan Part 1	£1 million	Unknown	2019-2023	South Derbyshire District Council, Developers Hilton Parish Council, Hilton Village Hall charity, Hilton Scouts, Hilton Harriers FC	H7	X	X	District Council's Facilities Strategy project list identifies improvements to the village hall play area, extending the scout hut and football pavilion car park resurfacing. Section 106 agreement associated with Local Plan allocation site H7 refers to developer contributions toward built facilities.

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
Improvements to community facilities in Aston on Trent	PPG17 Study, South Derbyshire Local Plan Part 1 Local Plan Part 2	£58,426 and further £122.80 (built facilities contribution) and £220.00 (outdoor sports facilities contribution per person	None	2019	South Derbyshire District Council, Developers, Recreation in Aston	H8 H23a	X	X	Contribution from the Moor Lane scheme for 42 homes included in LPP2 to be confirmed through the reserved matters application toward extension and refurbishment of the existing Recreation Centre, including new changing rooms.
Recreational and community facilities at Boulton Moor	South Derbyshire Local Plan Part 1	Unknown	None	2019-2028	Developers	H13	X		Planning application has been submitted by developer. Proposed contribution towards playing pitches and sports pavilion
Improvements to community facilities in Aston on Trent	PPG17 Study Local Plan Part 1 Local Plan Part 2	£58,426 and further £122.80 (built facilities) and £220.00	None	2019	South Derbyshire District Council, Developers, Recreation in Aston	H8 H23a	X	X	Contribution toward extension and refurbishment of the existing recreation centre, including new changing rooms..

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
		(outdoor sports facilities) per person							
Cycle facilities at Calke Abbey	National Trust	Unknown	Unknown	2019	National Trust	S1		X	Creation of outdoor hub cycle hire, walking and cycle trails. Café, education and learning hub.
Elvaston Castle improvements	New Trust	Unknown	Unknown	2019 onwards	New Trust	BNE2		X	Landscape improvement masterplan, building refurbishment, additional car parking
Willington Village Hall	Willington Parish Council	£300,000	£300,000	By 2028	Willington Parish Council	INF6	X	X	Extension to existing building. Planning permission in place
Aston on Trent Bowls Club	Community Sports Club	Unknown	Unknown	By 2028	Community Sports Club	INF9		X	New clubhouse and infrastructure works
Melbourne Assembly Rooms	Melbourne Assembly Rooms Ltd.	£0.5 million	Unknown	By 2028	Melbourne Assembly Rooms Ltd, South Derbyshire District Council	INF6, INF9	X	X	Extension and reconfiguration. Refurbish squash court

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
Local Nature Reserve and wildlife site creation and enhancement District-wide	Natural England ANGST targets	£50k	£50k	By 2020	South Derbyshire District Council, Natural England, Derbyshire Wildlife Trust, Parish Councils	BNE3	X	X	SDDC falls well short of ANGST targets. Sites identified for designation include Swadlincote Woodlands, Midway Fishponds and Witches Oak Water.
Play facilities refurbishments, District-wide	Play Strategy and Facility plan	£300k	£300k	Ongoing	South Derbyshire District Council, Parish Councils	INF9		X	District-wide rolling programme of play area refurbishments and upgrade of obsolete equipment.
Youth facilities, District-wide	Play strategy and Facility plan	£150k	£100k	By 2028	South Derbyshire District Council, Parish Councils, Community Groups	INF9		X	Wheel parks and Multi-use games areas in urban core and rural area
Sports pitch improvement and development District-wide	Playing Pitch strategy	£300k	£180k	Ongoing	South Derbyshire District Council, Parish Councils	INF9	X	X	Drainage works and pitch levelling to grass pitches across district.

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
Provision of Open Space District-wide	PPG17 Study: Open Space Assessment Report	25m ² per person (i.e. per bedroom) across: formal open space; outdoor sports pitches and; built facilities.	No	2019-2028	South Derbyshire District Council, developers	INF9	X	X	As stated in Policy INF9, the Council will work with partners to provide publically accessible natural green space.
Village hall and community centre refurbishment and minor improvements District-wide	Parish Councils	Unknown	Unknown	By 2028	Parish Councils, etc	INF6	X	X	Variety of schemes ranging from kitchen refurbishments to installation of disabled access.

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Funding Source		Notes
							Section 106	Onsite/ Other	
New Greenway and Cycle routes including National Cycle Route 63 between Swadlincote and Burton-on-Trent and another connecting the Conkers circuit to Rosliston Forestry Centre. Greenway missing link, Hilton	Derbyshire County Council, South Derbyshire District Council, The National Forest Company, Sustrans	A cycleway construction cost ranges from £130 – £211 per metre unlit and up to £250/m lit plus 15% for fee costs		2008 - 2028	Derbyshire County Council, South Derbyshire District Council, Developers National Forest Company, Sustrans	H2 H3 H4 H5 H6 H7 H8 H11 H12 H13 H14 H15 H17 H18 H19 H23 A-N	X	X	X

18. **Health and Emergency Services Infrastructure**

- 18.1 **Main providers/partners:** South Derbyshire District Council, NHS England, NHS Southern Derbyshire CCG, East Midlands Ambulance Service NHS Trust (EMAS), Derbyshire Fire and Rescue Service, Derbyshire Constabulary and Derbyshire Probation Service
- 18.2 **Existing capacity and recent provision:** There are no hospitals or community hospitals in South Derbyshire, the nearest ones being Queens Hospital, Burton upon Trent and Royal Derby Hospital and London Road Community Hospital, both in Derby. Swadlincote Health Centre provides an out-of-hours walk in service at evenings and weekends. GP surgeries within the District are located in Aston on Trent, Hilton, Melbourne, Overseal, Rosliston, Shardlow, Swadlincote, Willington and Woodville.
- 18.3 EMAS covers Derbyshire, Leicestershire, Rutland, Lincolnshire, Northamptonshire and Nottinghamshire providing urgent 999 care and patient transport services. EMAS will share the new fire and ambulance station being developed at Swadlincote and due to open in January, 2019 (see below).
- 18.4 Derbyshire Constabulary has a police station in Swadlincote plus a team office in Melbourne.
- 18.5 The District has two fire stations, one at Swadlincote, currently being replaced by a more modern facility, due to open in January, 2019, and one at Melbourne. Currently Swadlincote has two fire engines, staffed by two whole-time watches and one on-call watch and Melbourne with one fire engine, staffed on an on-call basis.
- 18.6 **Specific provision initiatives:** All of these different emergency services work closely together and have formed partnerships to pursue various initiatives to make South Derbyshire a safer place to live. Derbyshire Fire and Rescue considers that it is vitally important that new housing is well-designed and addresses safety and the needs of vulnerable people. Houses must provide adequate safety for the occupant throughout the occupiers' life. Derbyshire Fire and Rescue Service is actively engaged in a campaign to ensure that all domestic properties are fitted with sprinkler systems. Sprinkler systems are exceptionally effective through their ability to control a fire before it develops to life threatening proportions. Developers can help to anticipate the future needs of residents and prevent having to retrofit properties by installing 32mm mains water risers and sprinkler systems as part of new housing developments.
- 18.7 **Underlying Demand Trend:** In a time of budget cuts and with a need to work differently from all the public sector organisations already listed above, there will be great pressure to maintain and produce new infrastructure to meet the growing needs of South Derbyshire

as the development strategy increases the number of homes in the District. The Council is currently liaising with NHS England and Southern Derbyshire CCG to establish what further healthcare provision, in the form of GP surgeries, pharmacies, mental health services and dental practices, will be required as a result of the development proposed through the Local Plan. At present the Area Team and the CCG are unable to quantify the effect of the Local Plan Part 1. Until more detailed information becomes available, the following approach will be taken.

- 18.8 Where the additional patients arising from a proposed development could be accommodated by the nearest health facilities, no expansion to those facilities would be required. However, where the additional patients arising from a proposed development would give rise to a requirement for specific additional provision, a financial contribution of £551 per dwelling towards those facilities would be required. The advice of the Clinical Commissioning Group(s) and the Area Team (NHS England) will be sought when determining planning applications, having regard to the restriction regarding pooling of contributions, in line with CIL Regulations.
- 18.9 Southern Derbyshire CCG supports the view of the Area Team in not looking to create any single-handed GP led services. NHS England is working to develop a primary care strategy for each locality that will address population growth and other rising demands on primary care. The Area Team has agreed to lead on a review of practice premises quality to ensure that current premises are fit for purpose.
- 18.10 Southern Derbyshire CCG has provided capacity information for the following GP surgeries: Sinfin Health Centre, Village Community Health Centre (Sinfin), Hollybrook Medical Centre, Charnwood Surgery, Wellside Medical Centre, Mickleover Medical Centre, Mickleover Surgery, Park Farm Medical Centre, Meadowfields Practice, Alvaston Medical Centre, Haven Medical Centre, Parkfields Surgery, Osmaston Surgery, Chellaston and Melbourne Medical Centres and Willington Surgery Partnership.
- 18.11 **Non-developer funding sources:** NHS England, NHS Southern Derbyshire CCG, East Midlands Ambulance Service NHS Trust (EMAS), Derbyshire Fire and Rescue Service, Derbyshire Constabulary and Derbyshire Probation Service
- 18.12 **Developer funding arrangements in place:** Individual negotiations from planning applications in terms of Section 106.

Delivery Schedule of Health and Emergency Infrastructure within South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes
								S106	Onsite/ Other	
New Medical Health Centre in Boulton Moor Area	Alvaston Medical Centre, Boulton Lane, Their branch surgery at Aston is small, though there could be some room for expansion.	Unknown	Unknown	unknown	Developer	H13: Boulton Moor (South East of Derby)		X	X	Alvaston Medical Centre are main providers of Health Care in Aston on Trent, Weston on Trent and other nearby communities
New medical centre New House Farm, Mickleover	Mickleover Medical Centre	Unknown	Unknown	Unknown	NHS England Southern Derbyshire CCG	Possible link to H18: Hackwood Farm, Mickleover and H19 Land west of Mickleover		X	X	S106 agreement requires developer to provide land for medical centre and possible financial contribution contingent upon NHS England Southern Derbyshire providing evidence to demonstrate the need.

19. Education Infrastructure

- 19.1 **Main providers/partners:** South Derbyshire District Council, Derbyshire County Council, Department for Education, Derby Adult Learning Services
- 19.2 **Existing capacity and recent provision:** There are currently four secondary schools in South Derbyshire. In terms of primary education, there are 25 primary schools in the District with six individual infant/nursery schools and five individual junior schools.
- 19.3 Derbyshire County Council runs five Children's/Sure Start Centres in South Derbyshire. There are 23 pre-schools/playgroups in the District, supplemented by registered child minders and other private childcare services.
- 19.4 There are a number of special needs schools in South Derbyshire
- 19.5 There are four Adult Community Education Centres in South Derbyshire
- 19.6 **Specific provision initiatives:** There are a number of modernisation schemes in place at the moment to improve the condition of schools in South Derbyshire
- 19.7 **Underlying Demand Trend:** Current projections for pupils indicate that growing numbers of pupils at infant and primary school will increase pressure for places in primary education over the next five years. This underlying trend is corroborated by the figures for nursery children, which shows that an oversupply of places for both three and four year olds and two year olds. It has been established that there is a need for two new secondary schools within the District during the Plan period to meet the needs resulting from the development supported by the Local Plan. The District Council is working with the County and City Education Authorities to locate the best site for the secondary school and to establish funding arrangements.
- 19.8 **Non-developer funding sources:** Government's Primary Capital Programme (ended but still projects in progress), Priority Schools Building Programme, Private Funding Initiative
- 19.9 **Developer funding arrangements in place:** Individual negotiations from planning applications in terms of Section 106 and CIL.

Delivery Schedule of Education Infrastructure in South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes
								S106	Onsite/ Other	
New Secondary School in the Derby Urban Area	Derbyshire County Council, Derby City Council	£25m+		2021 onwards	Education Departments at Derbyshire County Council and Derby City Council, Academy	INF12 INF13		X	X	Site identified in Local Plan Part 2 Policy INF12
Extension to St George's Primary School possible land addition	Derbyshire County Council	TBC with Education Authority		By 2028	Education Department, Derbyshire County Council	H3		X		
New primary school with potential for two form entry Primary School at Drakelow	Derbyshire County Council	£6m	Unknown	By 2022 at the earliest. Dependent on site delivery	Education Department, Derbyshire County Council, Academy	H6		X	X	S106 agreement indicates that 2ha of land to be reserved by the landowner for a period of up to ten years from the commencement of development for the construction of a primary school

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes
								S106	Onsite/ Other	
								X	X	
New Primary School at Hilton	Derbyshire County Council	TBC with Education Authority		On site. Opening September 2019.	Education Department, Derbyshire County Council, developers/ Academy	H7		X	X	
Extension to Heathfields Primary School, Hatton	Derbyshire County Council	TBC with Education Authority		2019 - 2022	Education Department, Derbyshire County Council	H11		X		
New single form entry Primary School at Highfields Farm	Derbyshire County Council	£5 million		Opening September 2020	Education Department, Derbyshire County Council, Academy	H12			X	
New two form entry Primary School at Boulton Moor	Derbyshire County Council	£6 million +		Opening September 2020	Education Department, Derbyshire County Council, Academy	H13			X	
New Primary School at Chellaston Fields	Derbyshire County Council	£5 million		Opening September 2019	Education Department, Derbyshire County Council, Academy	H14			X	
New Primary School at Wragley Way	Derbyshire County Council	TBC with Education Authority		During Plan Period	Education Department, Derbyshire County Council, Academy	H15			X	

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes
								S106	Onsite/ Other	
Provision of land to an existing primary school in Woodville	South Derbyshire Local Plan	Unknown	Unknown	During Plan Period	Education Department, Derbyshire County Council, Developer,	H23M			X	
Etwall Primary School contribution	Derbyshire County Council	TBC with Education Authority		During Plan Period	Education Department, Derbyshire County Council	INF1, H10		X	X	
Findern Primary School contribution	Derbyshire County Council	£675k		2019	Education Department, Derbyshire County Council	INF1			X	New hall and link underway to complete school expansion. To accommodate early numbers from Highfields Farm developments.
Newhouse Farm Primary School	Derbyshire County Council	TBC with Education Authority		During Plan Period	Derbyshire County Council, Developers	H19		X	X	
Additional secondary capacity for the District through the expansion of existing schools	Derbyshire County Council	TBC with Education Authority		During Plan Period	Derbyshire County Council, Academy	INF1		X	X	

20. Environmental Infrastructure

- 20.1 **Main providers/partners:** South Derbyshire District Council, Town and Parish Councils and Derbyshire County Council, Derbyshire Wildlife Trust, Leicestershire and Rutland Wildlife Trust, Natural England, The National Trust, The Canal and River Trust, Derby & Sandiacre Canal Trust
- 20.2 There are five designated SSSI in South Derbyshire – Calke Park, Carvers Rocks, Hilton Gravel Pits, Ticknall Quarries and the River Mease (which is also an SAC). There is one National Nature Reserve (Calke Park), two Local Nature Reserve – Elvaston and Coton Park and four locations managed as wildlife sites by Derbyshire Wildlife Trust: Hilton Gravel Pits SSSI; Carvers Rocks SSSI (owned by Severn Trent Water); Willington Gravel Pits; and Spring Wood (partly in South Derbyshire). Dimminsdale, which is owned by Severn Trent Water and managed by the Leicestershire and Rutland Wildlife Trust, also falls partly within South Derbyshire.
- 20.3 The area of Local Nature Reserve in South Derbyshire is a long way below the recommended target of 1ha of LNR per 1,000 population. Around 20ha of LNR is designated, whereas the target should be 100.3ha.
- 20.4 There are five historic gardens in South Derbyshire, covering 620.64 ha. These are Calke Abbey, Bretby Hall, Melbourne Hall, Swarkestone Old Hall and Elvaston Castle.
- 20.5 There are 22 Conservation Areas in South Derbyshire and 710 listed buildings, of which 48 are Grade 1 (including Calke Abbey) and 48 are Grade 2*. There are 22 scheduled ancient monuments in South Derbyshire District, including Swarkestone Bridge.
- 20.6 The historic Trent and Mersey Canal, which opened in 1771, runs through the north of the District. The Derby and Sandiacre Canal, which closed during the 1960s, ran from the Trent and Mersey Canal at Swarkestone to Sandiacre on the Erewash canal, with a branch to the river Derwent in Derby city centre. The Derby and Sandiacre Canal Trust aims to restore the canal to a fully navigable route with an associated multi-user towpath.
- 20.7 South Derbyshire District Council manages six cemeteries, which apart from providing a community service can also be a valued in terms of wildlife conservation and biodiversity.

20.8 **Specific provision initiatives:** None Identified

20.9 The Lowland Derbyshire Biodiversity Action Plan (2011-2020) holds all data on biodiversity and relates to combating the ecological issues in the area. This will be accompanied by a Species Action Plan to provide more guidance on local trends and distributions and actions to aid conservation.

20.10 Derbyshire Wildlife Trust Living Landscape approach in the Derwent and Trent Valleys has identified areas of key habitat and species action as part of its strategic development plan.

20.11 **Non-developer funding sources:** Derbyshire County Council

20.12 **Developer funding arrangements in place:** Individual negotiations from planning applications in terms of Section 106 and CIL.

Delivery Schedule of Environmental Infrastructure within South Derbyshire

Infrastructure Requirement	Evidence Base	Costs	Funding Gap	Phasing/ Timescale	Delivery Partners	Link to Local Plan Policies	Constraints	Funding Source		Notes/Constraints
								S106	Onsite/ Other	
Restoration of the Derby and Sandiacre Canal encompassing route from Swarkestone to Shelton Lock Canals	Derby and Sandiacre Canal Trust	£1,500,000		Before 2028	Derby and Sandiacre Canal Trust				X	Funding gap; ownership; planning permission are all constraints