



South Derbyshire Local Plan Part 1 Review 2022 - 2041

Publication Version March 2025

An **infrastructure delivery plan (IDP)** will look at what infrastructure is needed, where, why, how much and when. Following this it looks at how much is already planned for and how the infrastructure will be paid for and delivered.

1. The NPPF states

- 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; (para 16)
- Strategic Policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for infrastructure (para 20)
- Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan. (para 35).

The Infrastructure Delivery Plan sets out the infrastructure which is considered to be which is needed to support growth from 2022 to 2041. The growth of which is outlined within South Derbyshire Local Plan Part 1 Review 2022 - 2041. Growth beyond this period is only considered where appropriate.

This is a living document that is regularly reviewed and updated through live monitoring in order to inform decisions. As such any identified costs are based on the best available information at the time of publication and can be subject to change during the plan period.

2. Funding and Delivery:

Infrastructure over the plan period will be funded through a variety of different mechanisms that will change and vary throughout the adopted plan period. The following chapters set out the infrastructure needs, potential sources of funding for each of these needs based upon appropriate evidence together with the timing for delivery.

- 2.1. **Planning Agreements:** These are the main mechanisms for funding essential on-site infrastructure by developers. This includes highway agreements which are covered by Section 278 and Section 38 of the

Highway Act 1980 which provide discretionary powers for the highway authority to enter into an agreement with a developer to adopt a new highway or improve the existing highway; or alternatively Section 106 agreements of the Town and Country Planning Act 1990 which are limited to those matters that are directly related to a specific site, and which accord with Regulation 122, i.e. The obligation is necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonable related in scale and kind to the development.

2.2. **Planning Obligations Supplementary Planning Document (SPD):** [The Planning Obligations SPD](#) was adopted by the District Council in November 2024. This document clearly identifies the role of Section 106 and its use within the district in relation to a number of infrastructure requirements. Further detail is provided for the planning application process of the obligations that are sought by the Council with regard to Section 106 Obligations as a mechanism for the funding of infrastructure both on-site and off-site in relation to meeting the Regulation 122 tests.

2.3. **Other Infrastructure Funding :** Over the plan period there will be other sources of funding available beyond the previously mentioned agreement mechanisms. This will be dependent upon the individual infrastructure requirements and could vary from public to private sector investment, specific grant funding and economic growth funding from partnership bodies. The amount and level of funding will vary throughout the plan period and will be dependent upon different themes therefore these would need to be matched with local revenues to the best effect.

The IDP is therefore required to set out clear requirements arising from proposed allocations within the South Derbyshire Local Plan Part 1 Review 2022 – 2041 in relation to infrastructure needs, delivery timescales and details regarding funding based on best available evidence.

3. Types of Infrastructure

Within Section 261(2) of the Planning Act 2008 (as amended) Infrastructure is defined as including:

1. Roads and other transport facilities,

2. Flood defences,
3. Schools and other education facilities,
4. Medical facilities,
5. Sporting and recreational facilities, and
6. Open spaces

Infrastructure is considered to be at the centre of planning for growth and fall into the three categories as outlined in table one below

Physical	Social	Environmental
Highways – both local and strategic highways	Health and social care	Green Infrastructure
Public Transport – Rail and Bus Services	Education – Nursey, primary and secondary schools and SEND provision.	Active Travel (Cycling and walking)
Sustainable Transport including Public Rights of Way	Emergency services	The River Mease Special Area of Conservation (SAC)
Flooding and Drainage	Heritage	The National Forest
Water Supply, sewerage and wastewater treatment	Leisure and Community Facilities (indoor and outdoor) including Open Space and Playing Pitches	
Energy	Social and Community Care	
Telecommunications	Cemeteries and burial provision	
Waste and Minerals		

The facilities, infrastructure provision and services needed to support growth, and the development set out within the local plan are considered in detail below for each of the allocations of the emerging local plan.

The IDP considers the current and future capacity of the infrastructure to support the delivery of the proposed growth within the emerging plan. Projects are prioritised in order for development as follows:

- **Critical Infrastructure:** Infrastructure that must happen in order for the physical development to take place. Critical Infrastructure items are required in order to 'unlock' development sites.
- **Essential Infrastructure:** Infrastructure that is required if development is to be achieved in a timely and sustainable manner. In the short term this is unlikely to prevent the physical development however it could cause delays in the development in the medium or long term. This is to be provided in a coordinated manner alongside the development that is taking place to ensure that the development and its impacts are successfully mitigated. Whilst also ensuring that it avoids both the overuse of the existing facilities and leaving new developments without the necessary facilities.
- **Desirable Infrastructure:** Infrastructure that is required to deliver the overall spatial strategy, however it is unlikely that it will prevent development in the short or medium term. Although development infrastructure within this category is considered to have a lower priority, the level of importance to the emerging local plan strategy and ensuring sustainable development should not be underestimated.

3. Methodology

Through consultation with colleagues and service providers, the Council has sought to ensure that there is up to date information on existing and planned infrastructure throughout South Derbyshire. Specific feedback has been sought from infrastructure providers in relation to the infrastructure that would be required from the proposed allocated sites. Comments made by consultees during the Regulation 18 consultation for the emerging Local Plan have also been taken into account during the production of the Infrastructure Delivery Plan.

Infrastructure Services & Providers Consulted as part of the IDP:

- Derbyshire County Council
- Derby City Council
- Amber Valley Borough Council
- The promoters of each of the allocated strategic sites
- Severn Trent
- NHS Derby and Derbyshire Integrated Care Board
- South Derbyshire District Council Open Spaces

- South Derbyshire District Council Active Communities

Policy STRA1: Infinity Garden Village Mixed Use Allocation

Approximately 2,000 homes will be delivered with alongside 70 ha of employment of employment land and the provision of Gypsy and Traveller pitches in accordance with Policy H22.

Policy STRA1 : Infinity Garden Village Site Specific Needs				
Physical Infrastructure				
Infrastructure Requirement of Infinity Garden Village	Cost	Funding	Priority & Timing	Delivery Lead
Primary vehicle accesses via a new junction on the A50 and junctions via Infinity Park Way (South Derby Integrated Transport Link Phase 1)	To be confirmed between National Highways and Local Highways Authorities	Developers, Section 106 and public funding	Critical. Prior to the commencement of construction on site.	Derbyshire County Council , Developer , Derby City Council and National Highways
A mix of house types, sizes and tenures and an appropriate level of affordable housing in accordance with Policy H20 of the Local Plan. The affordable housing shall include a mix of tenure to meet housing needs and will be pepper-potted within the development and shall be indistinguishable from open market housing.	Will Vary	Will vary - developers, public funding, S106, grant funding, Registered providers, housing associations, charitable bodies etc.	Essential. As part of the delivery of housing onsite.	Developer in partnership with other relevant organisations.

<p>Enhancements to bus routes and increase frequency of services to provide a convenient and well designed service.</p> <p>All proposed development should be within 400m of a bus stop in accordance with Policy STRA1. The bus services should be of a frequency that is of well designed to suit the residents needs</p>	Will Vary	Developer , Section 106 with Derbyshire County Council and Service Providers	Essential . Prior to the completion of the site.	Developer with Derbyshire County Council , Derby City Council and Service Providers
<p>Pedestrian and cycle movements to be Safe, functional, attractive and cycle routes shall be provided within and beyond the site, connecting housing to employment, schools, shops, local services and recreation opportunities</p>	Will Vary	Section 106	Critical. Prior to occupation of that phase.	Developer with Derbyshire County Council and / or Derby City Council
<p>Design of the internal road network to accord with the Manual for Streets.</p>	Will vary	Developer	Critical. Alongside the construction of the development.	Developer with Derbyshire County Council
<p>Measures to address water supply and waste water treatment</p>	Will vary	Developer and utilities companies	Critical. Alongside occupation.	Developer with Severn Trent Water

Provision of utilities infrastructure including renewable energy in line with Building Regulations Part L	Will vary	Developer and utilities companies	Essential. To be agreed between developer and utilities companies.	Developer with utilities companies.
High speed broadband shall be incorporated within new developments.	Will vary	Developer	Critical. Alongside construction.	Developer
Social Infrastructure				
Infrastructure Requirement of Infinity Garden Village	Cost	Funding	Priority & Timing	Delivery Lead
The creation of a Community Centre / space which facilitates a range of activities and to be delivered as part of a community 'hub'. This must also incorporate, or be adjacent to, facilities which can be used for playing pitches, sport and recreation.	Will vary	Section 106	Desirable. Alongside the development to be completed by the occupation of fifty percent of the development.	Developer, through the Section 106 in partnership with the District Council.
Playing pitches and changing pavilion to be provided. To be available for community use ¹	Will vary	Development Delivery	Essential Alongside the development to be completed by the construction of the final phase of the development.	Developer and Section 106 Agreement.
The creation of NEAP to be provided in safe and accessible locations in line	Will vary	Section 106	Essential. Prior to occupation that phase.	Developer, through the Section 106 in partnership with the

¹ The amount to be required will be dependant upon the outcomes of the updated Playing Pitch Strategy

with Field in Trust Guidelines				District Council.
New allotment space to be provided at a minimum of 20 per 1,000 homes. For this site this is 40 minimum in accordance with guidance published by National Society of Allotment and Leisure Gardeners.	Will vary	Section 106	Essential. Alongside the development of the site.	The Developer through the Section 106 with a programme for delivery, management and maintenance to be agreed by The Council.
A new local retail centre to be provided as part of a community 'hub' to include class E use (formerly A1 to A5 of the General Permitted Development (Amendment) order 2005) in the eastern part of the site.	Will vary	Developer	Essential. Alongside construction to begin on commencement.	Developer
Contributions towards A refurbished Sinfin Healthcare Centre	£960,000 ²	Section 106 and NHS	Essential. Trigger points for delivery to be agreed with Derby and Derbyshire Integrated Care Board (DDICB).	Developer and Derby and Derbyshire Integrated Care Board (DDICB).
New primary school, one Form entry (FE) providing for 210 places plus nurse provision. Additional land has also been sought by	This will be taken from the Derbyshire Developer Contributions Protocol at the point of the receipt	Derbyshire County Council, The Department of Education and Section 106 Contributions	Essential. Trigger points for delivery to be agreed by Derbyshire County Council.	Developer and Derbyshire County Council.

² Based upon current DDICB calculations for District Valuer's 2019 Cost estimate for Primary Care

Derbyshire County Council to provide further 1FE expansion to be accommodated. The development will be required to make a financial contribution towards the build cost of a 1FE school and provide land for the school and future expansion.	of a planning application.			
New Secondary School to be provided in the eastern part of the site. The developer will be required to provide 8 hectares of land for the school	These will be taken from the Derbyshire Developer Contributions Protocol at the point of the receipt of a planning application.		Essential. Prior to occupation of the development.	Developer and Derbyshire County Council / Derby City Council
All residential dwellings to be provided with appropriate cycle storage to enable and encourage this mode of travel. This should include both those with and without garages, in line with LTN 1/20	Will Vary	Developer	Desirable. Prior to occupation of each dwelling.	Developer
Environmental Infrastructure				
Infrastructure Requirement of Infinity Garden Village	Cost	Funding	Timing & Priority	Delivery Lead

Provision will be made for sufficient mitigation of the effects of the adjacent industrial and agricultural uses.	Will vary	Developer	Critical. Alongside the development	Developer.
Protection and enhancement of visual linkages from the eastern and western parts of the site	Will vary	Developer	Essential. Prior to first occupation of the development.	Developer
Protection of the character and significance of nearby heritage assets including Scheduled Monument Swarkestone Lows round barrow cemetery and aggregate field system, adjacent to the site allocation	Will vary	Developer	Essential. Design to be agreed prior to commencement of development	Developer in line the updated Development Framework Document and masterplan of the development
SUDs in accordance with Policy SD3	Will vary	Developer	Essential. Alongside the development of the site.	Developer, in line with national legislation and in accordance with the Lead Local Flood Authority requirements.
The continuation of green infrastructure corridors including connections to the Green Wedges in Derby City	Will vary	Developer and Section 106	Essential. Alongside development of the site, to be completed by full construction stage with an ongoing programme for maintenance.	Developer in line the updated Development Framework Document and masterplan of the development
Appropriate flood risk	Will vary.	Developer	Critical. Alongside	Developer and Lead

management in accordance with policy SD2 across the site and ensure that all more vulnerable development is located wholly within flood zone 1			development of the site, to be completed by fully construction of the site.	Local Flood Authority
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Policy STRA2: Land South of Mickleover

Approximately 2,500 homes will be delivered alongside 5- 10 ha of employment land and the provision of Gypsy and Traveller pitches in line with Policy H22.

Policy STRA2: Land South of Mickleover				
Physical Infrastructure				
Infrastructure Requirement of Land South of Mickleover	Cost	Funding	Priority & Timing	Delivery Lead
Principle site access from A38 Roundabout	To be confirmed between National Highways and Local Highways Authorities	Developer, Section 106 and public bodies.	Critical. Timing of delivery will be subject to detailed highway modelling	Developer , National Highways , Derby City Council
Access to east of site from Rykneld Road	To be confirmed between National Highways and Local Highways Authorities	Developer.	Essential. As part of the delivery of that part of the site.	Developer , National Highways , Derby City Council
If it is evidenced through transport modelling that a vehicular road between the A516 and A38 is to be provided and form part of	To be confirmed between National Highways and Local Highways Authorities	Delivery as part of the development	Potentially at this stage critical dependent upon the results of the traffic modelling. As part of the early phases alongside delivery of housing onsite to	Developer to adoptable highways standards.

the South Derby Integrated Transport Link.			strengthen deliverability, achieve design quality and sustainability on strategic and local highway network.	
A mix of house types, sizes and tenures and an appropriate level of affordable housing in accordance with Policy H20 of the Local Plan. The affordable housing shall include a mix of tenure to meet housing needs and will be pepper-potted within the development and shall be indistinguishable from open market housing.	Will Vary	Will vary - developers, public funding, S106, grant funding, Registered providers, housing associations, charitable bodies etc.	Essential. As part of the delivery of housing onsite.	Developer in partnership with other relevant organisations.
A retirement village to be provided in accordance with Policy H20 and the SHMA requirements	Will vary	Will vary - developers, public funding, S106, grant funding, Registered providers, housing associations, charitable bodies etc.	Desirable. As part of the on-site delivery of housing. The timing for delivery will be set out within the Section 106 for the development subject to demonstrable need and viability.	Developer in partnership with other relevant organisations including Derbyshire County Council.
Enhancements to bus routes and increase frequency of services to provide a convenient and well-designed service.	Will Vary	Developer with Derbyshire County Council and Service Providers	Essential for the enhancements to the bus routes. As part of the first occupation of the development of the site.	Developer with Derbyshire County Council and Service Providers

All proposed development should be within 400m of a bus stop in accordance with Policy STRA2. The bus services should be of a frequency that is of well designed to suit the residents needs				
Pedestrian and cycle movements to be safe, functional, attractive and cycle routes shall be provided within the site.	Will Vary	Development Delivery	Critical. Prior to occupation of that phase.	Developer with Derbyshire County Council and / or Derby City Council
Contribution towards pedestrian and cycle routes beyond the site, connecting housing to employment, schools, shops, local services and recreation opportunities	Will Vary	Section 106	Critical. Prior to occupation of that phase.	Developer with Derbyshire County Council and / or Derby City Council
Measures to address water supply and wastewater treatment	Will vary	Developer and utilities companies	Critical. Alongside occupation.	Developer with Severn Trent Water
Provision of utilities infrastructure including renewable energy in line with Building Regulations Part L	Will vary	Developer and utilities companies / part Section 106 for any necessary infrastructure required off site	Essential. To be agreed between developer and utilities companies.	Developer with utilities companies.
High speed broadband shall be incorporated	Will vary	Developer	Critical. Alongside construction.	Developer

within new developments.				
Social Infrastructure				
Infrastructure Requirement of Land South of Mickleover	Cost	Funding	Priority & Timing	Delivery Lead
Appropriate scale community facilities to serve the residents of the development	Will vary	Will vary	Desirable. Alongside the development to be completed by the construction of the final phase of the development.	Developer and Section 106 Agreement.
Playing pitches and changing pavilion to be provided. To be available for community use ³	Will vary	Development Delivery	Essential Alongside the development to be completed by the construction of the final phase of the development.	Developer and Section 106 Agreement.
Contributions towards upgrading existing pitches and to potentially provide a new clubhouse and changing facilities ⁴	Will vary	Developer	Desirable or Essential subject to need.	Developer and Section 106 Agreement.
The creation of NEAP to be provided in safe and accessible locations in line with Field in Trust Guidelines	Will vary	Section 106	Essential. Prior to occupation that phase.	Developer, through the Section 106 in partnership with the District Council.
New allotment space to be provided at a minimum of 20 per 1,000 homes. For this site this is 43 minimum in accordance with guidance published by National Society of Allotment and	Will vary	Section 106	Essential. Alongside the development of the site.	The Developer through the Section 106 with a programme for delivery, management and maintenance to be agreed

³ The amount to be required will be dependant upon the outcomes of the updated Playing Pitch Strategy

⁴ This might be amended in accordance with the outcomes of the updated Playing Pitch Strategy

Leisure Gardeners.				by The Council.
Contributions towards suitable Healthcare facilities in accordance with Policy INF1. There is a potential need to provide health care facilities to serve STRA2. Whilst these have not been specified for the short term there should be a longer term aim to deliver services directly to the community either in a bespoke unit or as outreach provision.	£1,200,000 ⁵	Section 106 and NHS	Critical Subject to consultation with the NHS as part of the development framework document creation.	Developer and Derby and Derbyshire Integrated Care Board (DDICB).
New primary school, three Form entry (3FE) providing for 630 places plus nurse provision. The development will be required to provide 3 ha land for the school and possible future expansion.	These will be taken from the Derbyshire Developer Contributions Protocol at the point of the receipt of a planning application.	Derbyshire County Council, The Department of Education and Section 106 Contributions	Critical. Trigger points to be agreed with Derbyshire County Council.	Developer and Derbyshire County Council
Financial Contributions will be sought towards appropriate secondary & SEND education	These will be taken from the Derbyshire Developer Contributions Protocol at the point of the receipt of a	Derbyshire County Council, The Department of Education and Section 106 Contributions	Critical subject to need and provision of on site or off site for secondary school development	Developer and Derbyshire County Council

⁵ Based upon current DDICB calculations for District Valuer's 2019 Cost estimate for Primary Care

	planning application.			
Up to 8ha Land to be reserved for a secondary school should it be required.	To be determined	Developer	Desirable subject to need.	Developer and Derbyshire County Council
A new local District Centre to be provided as part of a community 'hub' to include class E use (formerly A1 to A5 of the General Permitted Development (Amendment) order 2005). This includes the provision of space for a convenience food retail store subject to a retail assessment.	Will vary	Developer	Essential. Alongside construction to begin on commencement.	Developer
All residential dwellings to be provided with appropriate cycle storage to enable and encourage this mode of travel. This should include both those with and without garages, in line with LTN 1/20	Will Vary	Developer	Desirable. Prior to occupation of each dwelling.	Developer
Environmental Infrastructure				
Infrastructure Requirement of Land South of Mickleover	Cost	Funding	Priority & Timing	Delivery Lead
A green buffer to be created around the Pastures hospital estate and along	This will vary	Developer	Critical. As part of the development, this will be created and maintained	Developer, delivery controlled through the Section 106

the boundary of the A38			within the Section 106 agreement.	and the Strategic Masterplan within the Development Framework Document
Enhance or better reveal the character and significance of nearby designated heritage assets including Grade II Church at Pastures Hospital and Grade II Winter Garden at Pastures Hospital.	Will vary	Developer	Critical. Prior to commencement of development	Developer in line with the Development Framework Document and masterplan of the development
The provision of a Linear Park and Integrated multifunctional blue green infrastructure creating links not barriers within the site. To spread the benefits of publicly accessible green infrastructure to all future residents and not overload provision towards the north and west of the site disproportionately affecting accessibility to amenity space. The provision of a Country Park within the site, to be located to the north, west and in part of the land immediately to the south of	To be determined	Developer	Critical. As part of the development, this will be created and maintained within the Section 106 agreement.	Developer, delivery controlled through the Section 106 and the Strategic Masterplan within the Development Framework Document. To be given to the Council to manage and maintain.

the Pastures hospital estate				
The continuation of green infrastructure corridors including connections to the Green Wedges in Derby City	Will vary	Developer and Section 106	Desirable. Alongside development of the site, to be completed by full construction stage with an ongoing programme for maintenance.	Developer in line the created Development Framework Document
SUDs in accordance with Policy SD3	Will vary	Developer	Essential. To be delivered alongside the construction of the development.	Developer, in line with national legislation and in accordance with the Lead Local Flood Authority requirements.
Appropriate flood risk management in accordance with policy SD2 across the site and ensure that all more vulnerable development is located wholly within flood zone 1	Will vary	Developer	Critical. Alongside development of the site, to be completed by fully construction of the site.	Developer and Lead Local Flood Authority
On site Biodiversity Net Gain in line with national legislation and protection and management of key biodiversity assets such as trees and hedgerows	Will vary	Developer	Critical. Alongside the construction of the site	This is a requirement of Biodiversity Net Gain Legislation set out within the Environment Act 2021.

Policy STRA3: Former Drakelow Power Station

Approximately 68ha of employment use within Use Classes E (g) , B2 and B8 and ancillary uses will be delivered.

Policy STRA3 : Former Drakelow Power Station
Physical Infrastructure

Infrastructure Requirement of Former Drakelow Power Station	Cost	Funding	Priority & Timing	Delivery Lead
The creation of Walton by-pass / River Trent Crossing	This has been confirmed and is under construction.	Developer	Critical. Prior to commencement of development.	Developer
Pedestrian and cycle movements to be Safe, functional, attractive and cycle routes shall be provided within and beyond the site, connecting employment to housing, schools, shops, local services and recreation opportunities	Will Vary	Section 106	Critical. Prior to occupation of that each employment phase.	Developer with Derbyshire County Council
Social Infrastructure				
Infrastructure Requirement of Former Drakelow Power Station	Cost	Funding	Priority & Timing	Delivery Lead
Creation of sustainable public access to the Drakelow Nature Reserve	Will Vary	Developer and Derbyshire Wildlife Trust	Essential. As part of the construction of the development	Developer in line masterplan of the development
Environmental Infrastructure				
Infrastructure Requirement of Former Drakelow Power Station	Cost	Funding	Priority & Timing	Delivery Lead
Protection of the character and significance of nearby heritage	Will vary	Developer	Essential. Prior to commencement of development	Developer in line masterplan of the development

assets including listed buildings.				
Creation of a buffer zone to the existing Drakelow Nature Reserve	Will vary	Developer	Essential. Alongside the construction of the development.	Developer In line with the masterplan framework for the site.
On site Biodiversity Net Gain in line with national legislation and protection and management of key biodiversity assets such as trees and hedgerows	Will vary	Developer	Critical. Alongside the construction of the site	This is a requirement of Biodiversity Net Gain Legislation set out within the Environment Act 2021.
SUDs in accordance with Policy SD3	Will vary	Developer	Essential. Alongside the construction of the development.	Developer, in line with national legislation and in accordance with the Lead Local Flood Authority requirements.

Policy FLG1: Future Location for Growth South of Mackworth

The site will be delivered in partnership with Amber Valley Borough Council alongside their strategic allocation Land at Brun Lane, Mackworth. As following the Local Plan examination for Amber Valley this site was identified to ensure that a comprehensive development is achieved to incorporate a road frontage in South Derbyshire and help to assist with the long-term ambition to deliver a South West Derby Integrated Transport Link.

Policy FLG1: Future Location for Growth South of Mackworth				
Physical Infrastructure				
Infrastructure Requirement of Future Location for Growth South of Mackworth	Cost	Funding	Priority & Timing	Delivery Lead
Pedestrian and cycle	Will Vary	Section 106	Essential. Prior to occupation of	Developer with

<p>movements to be Safe, functional, attractive and cycle routes shall be provided within and beyond the site, connecting housing to employment, schools, shops, local services and recreation opportunities</p>			<p>that housing phase.</p>	<p>Derbyshire County Council</p>
<p>A mix of house types, sizes and tenures and an appropriate level of affordable housing in accordance with Policy H20 of the Local Plan. The affordable housing shall include a mix of tenure to meet housing needs and will be pepper-potted within the development and shall be indistinguishable from open market housing.</p>	<p>Will Vary</p>	<p>Will vary - developers, public funding, S106, grant funding, Registered providers, housing associations, charitable bodies etc.</p>	<p>Essential. As part of the delivery of housing onsite.</p>	<p>Developer in partnership with other relevant organisations.</p>
<p>Design of the internal road network to accord with the Manual for Streets.</p>	<p>Will vary</p>	<p>Developer</p>	<p>Critical. Alongside first occupation of the development.</p>	<p>Developer with Derbyshire County Council</p>
<p>Measures to address water supply and</p>	<p>Will vary</p>	<p>Developer and utilities companies</p>	<p>Critical. Alongside occupation.</p>	<p>Developer with Severn Trent Water</p>

wastewater treatment				
Provision of utilities infrastructure including renewable energy in line with Building Regulations Part L	Will vary	Developer and utilities companies	Essential. To be agreed between developer and utilities companies.	Developer with utilities companies.
High speed broadband shall be incorporated within new developments.	Will vary	Developer	Critical. Alongside construction.	Developer
Social Infrastructure				
Infrastructure Requirement of Future Location for Growth South of Mackworth	Cost	Funding	Timing & Priority	Delivery Lead
Contributions towards suitable Healthcare facilities in accordance with Policy INF1.	£120,000 ⁶	Section 106 and NHS	Essential. As part of the development	Developer and Derby and Derbyshire Integrated Care Board (DDICB).
Contributions towards appropriate scale community facilities including playing pitches and built facilities.	In accordance with South Derbyshire Section 106 Developer Protocol.	Section 106	Desirable. Alongside the development to be completed by the construction of the final phase of the development.	Developer and Section 106 Agreement.
The creation of NEAP to be provided in safe and accessible locations in line with Field in Trust Guidelines	Will vary	Section 106	Essential. Prior to occupation that phase.	Developer, through the Section 106 in partnership with the District Council.

⁶ Based upon current DDICB calculations for District Valuer's 2019 Cost estimate for Primary Care

Contributions towards Primary Education in line with Derbyshire Developer contributions Contribution Protocol	To be confirmed	Section 106	Essential. As part of the delivery of onsite housing.	Developer and Derbyshire County Council
Financial Contributions will be sought towards appropriate secondary & SEND education	These will be taken from the Derbyshire Developer Contributions Protocol at the point of the receipt of a planning application.	Derbyshire County Council, The Department of Education and Section 106 Contributions	Essential. To be agreed with Derbyshire County Council	Developer and Derbyshire County Council
Environmental Infrastructure				
Infrastructure Requirement of Future Location for Growth South of Mackworth	Cost	Funding	Priority & Timing	Delivery Lead
Protection of the character and significance of nearby designated heritage assets	Will vary	Developer	Essential. Prior to commencement of development	Developer in line with the Development Framework Document and masterplan of the development
On site Biodiversity Net Gain in line with national legislation and protection and management of key biodiversity assets such as trees and hedgerows	Will vary	Developer	Critical. Alongside the construction of the site	This is a requirement of Biodiversity Net Gain Legislation set out within the Environment Act 2021.
Protection and enhancement to take place to the nearby	To be determined	Developer and Section 106	Essential. Prior to first occupation of the site.	Developer.

Woodland within the centre of the application site.				
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Policy INF3: Strategic Rail Freight Interchange/Freeport

Land is allocated for the development of an East Midlands Intermodal Park Strategic Rail Freight interchange/ East Midlands Freeport at Egginton Common. This will represent a National Strategic Infrastructure Project (NSIP).

Policy INF3: Strategic Rail Freight Interchange/Freeport				
Physical Infrastructure				
Infrastructure Requirement of Strategic Rail Freight Interchange/Freeport	Cost	Funding	Priority & Timing	Delivery Lead
Creation of an operational connection, to Network Rail track and signalling standards, to main trunk rail routes with sufficient available capacity and gauge capability of at least W8	To be determined	Developer	Critical. Prior to the first use of the development.	Developer, Network Rail and EMIP as part of the National Strategic Infrastructure Project (NSIP)
The creation of railway wagon reception and inter-modal handling and container storage facilities capable of accommodating 775 metre freight trains carrying modern wagons.	To be determined	Developer	Critical. Prior to the first use of the development.	Developer Network Rail and EMIP as part of the National Strategic Infrastructure Project (NSIP)
An acceptable means of access to the trunk road network	Will vary	Developer	Critical. Prior to the first use of the development.	Developer , Derbyshire County Council and National Highways
Parking and associated facilities for all goods vehicles	Cost to be determined as part of the NSIP	Developer	Critical. Prior to the first use of the development.	Developer through the NSIP process.

shall be provided on site.				
Operational arrangements shall be designed to minimise the use of local highways by heavy goods vehicles	Cost to be determined as part of the NSIP	Developer	Critical. Prior to the first use of the development.	Developer and Derbyshire County Council through the NSIP process.
Social Infrastructure				
Infrastructure Requirement of Strategic Rail Freight Interchange/Freeport	Cost	Funding	Priority & Timing	Delivery Lead
Pedestrian and cycle movements to be create safe, functional, attractive and cycle routes shall be within and beyond the site, connecting employment to nearby housing, shops and local services including Key and Local Cycle Network routes	Will Vary	Section 106 and Developer	Essential. Prior to occupation of that phase.	Developer with Derbyshire County Council and the NSIP process.
Creation of bus routes and increase frequency of services to provide a convenient and well-designed service to serve the employees of the East Midlands Intermodal Park Strategic Rail Freight Interchange/ East Midlands Freeport.	Cost to be determined as part of the NSIP and using Derbyshire County Council Guidance for Developers.	Section 106 and Developer	Essential. Prior to first occupation of the development.	Developer, Bus Service Provider, Derbyshire County Council and the NSIP process.
The creation of a passenger rail service at Egginton Common SRFI to serve both the employees of SRFI and nearby residents	Cost to be determined following further talks with Network Rail and passenger railway company.	The Developer and Network Rail	Desirable. Prior to first use of the scheme.	Developer, Derbyshire County Council , Network Rail and the NSIP process.

Environmental Infrastructure				
Infrastructure Requirement of Strategic Rail Freight Interchange/Freeport	Cost	Funding	Priority & Timing	Delivery Lead
The proposal shall be well designed and shall not cause undue harm to the character of the local landscape and shall contribute toward landscape scale enhancement in accordance with the Trent Valley Vision;	To be determined	Developer	Essential. Prior to the commencement of the development.	Developer in accordance with the NSIP process.
Protection of the character and significance of nearby designated heritage assets including listed buildings, conservation areas or other heritage assets.	Will vary	Developer	Essential. Prior to commencement of development	Developer in line with the NSIP submission.
On site Biodiversity Net Gain in line with national legislation and protection and management of key biodiversity assets such as trees and hedgerows	Will vary	Developer	Critical. Alongside the construction of the site	This is a requirement of Biodiversity Net Gain Legislation set out within the Environment Act 2021.
Appropriate flood risk management in accordance with policy SD2 across the site	Will vary	Developer	Critical. Alongside the construction of the site.	Developer through the NSIP Process
The area to the south of the Derby-Crewe railway line shall be reserved for blue and green infrastructure and shall be made publicly accessible for recreational purposes.	To be confirmed.	Developer	Critical. Prior to the first occupation of the site.	To be agreed through the NSIP process

