



Infrastructure

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INFRASTRUCTURE

- 6.1 Whilst recognising the importance of telecommunications it is important to strike a balance between delivering infrastructure and preserving the landscape and buildings of particular importance.

Policy INF11 Telecommunications

Proposals for telecommunications development will be permitted provided it has been demonstrated with the necessary evidence that:

- i) apparatus is located so as to complete or improve coverage; and**
- ii) where a new mast is proposed, there is no opportunity for sharing an existing mast, building or structure; and**
- iii) apparatus is located and designed so as to minimise visual intrusion on the landscape or townscape, through sympathetic siting, design, materials, colour and, where appropriate, camouflage; and**
- iv) it is not located in, nor will have an unacceptable impact on, any designated heritage asset, Site of Special Scientific Interest or local nature reserve unless it can be demonstrated that no technically acceptable alternative site is available and that the need for the development outweighs the degree of harm caused; and**
- v) where feasible, all cables and pipelines are placed underground, having regard to any archaeological or ecological constraints.**

Explanation

- 6.2 High quality and reliable telecommunications infrastructure is essential for economic growth and to deliver the services expected from telecommunications development including mobile and broadband. Poor broadband limits the types of business that could exist in a rural setting. Digital Derbyshire is working in partnership with BT to lay hundreds of miles of fibre optic cable and aims to bring faster broadband to parts of Derbyshire, particularly in rural areas. For details of the programme go to www.digitalderbyshire.org.uk
- 6.3 Telecommunications covers communication services involving radio, television and telephone networks provided by means of cable, microwave and satellite. In accordance with National Policy, local planning authorities should aim to keep the numbers of radio and telecommunication masts and the sites for such installations to a minimum consistent with the efficient operation of the network.

- 6.4 It is recognised that service providers will want to provide the best coverage possible in order to remain competitive in the market. Whilst recognising the importance of telecommunications, it is important to strike a balance between delivering infrastructure and preserving the landscape and buildings of particular importance. Wherever there is an opportunity to minimise the negative effects of telecommunications infrastructure, these should be taken up.
- 6.5 Conditions may be sought to secure an acceptable appearance for the structures and the development site. Screening may be sought where appropriate and landscaping schemes required. Where services are placed underground or new landscaping is proposed, the site should be restored and/or landscaped with appropriate indigenous species.

Policy INF12 Provision of Secondary Education Facilities

Land at Southern Derby Area/Infinity Garden Village Thulston Fields and Lowes Farm (shown on Map 5) is allocated for secondary education provision. The site(s) will be identified through the provisions of Policy INF13. The school will provide for:

- i) A minimum 800 pupil place secondary school(s); and**
- ii) Of a minimum of 10 hectares; and**
- iii) Served directly from a principal road access; and**
- iv) Be dDesigned and laid out so as to minimise any undue impacts on surrounding land uses and the wider environment; and**
- iv) Include assessment and any necessary mitigation of transport impact on the surrounding road network and pedestrian and cycle links.**

Explanation

- 6.6 Due to the recent and anticipated population growth in South Derbyshire, not just in this plan period but beyond 2028, it has become evident that at least one new secondary school will be required in the District. There are currently four secondary schools within the District, three in Swadlincote and one in Etwall. As well as these schools within the District, parts also have normal (catchment) areas covering them from Derby City, East Staffordshire and Erewash schools.
- 6.7 In order to progress a new secondary school, the starting point is the notification of sites through the Local Plan process. Derbyshire County Council as the statutory Authority for education provision in the District have undertaken this process and selected two sites and have notified the Council to allocate ~~this these sites. The allocation of these sites will continue~~

~~until the Local Plan is reviewed or education need is re-assessed.~~

- 6.8 ~~The allocated sites on Map 5 show the entire site (as proposed in the SHLAA) whereas only part of the site would be required for education provision as noted in the criteria of the policy.~~ The exact location of the school **within the Southern Derby Area/Infinity Garden Village is to be determined through the development framework that is required as part of Policy INF13. The required area is set out in the criteria of the policy and it is known that it will be on the eastern side of the village. Collaboration between the site promoter and the on the site and whether both sites are required will be determined by the Local Education Authority will continue or other statutory provider as the process moves continues towards the development of a new secondary school in a location that is deliverable from both a planning and educational stance.**
- 6.9 This policy only considers land required for secondary education provision and not sites for primary schools. Clearly the growth planned through both parts of the Local Plan will have an impact on primary schools and an increased requirement for places.
- 6.10 This need has been predominately dealt with through the Part 1 housing policies that have required new primary schools at the following sites:
- Hackwood Farm (in the Derby City part of the site)
 - Newhouse Farm
 - Highfields Farm
 - Wragley Way
 - Chellaston Fields
 - Boulton Moor
 - Drakelow
 - Hilton
- 6.11 Extensions at existing primary schools are also required at several schools across the District. None of the non-strategic housing allocations at policy H23 will create sufficient demand for a new primary school but additional school places will be required which will be dealt with through education contributions dealt with in section 106 agreements.

Policy INF13 Southern Derby Area and Infinity Garden Village

Development proposals and cross boundary collaboration will be supported in the Southern Derby Area as shown on Map 5 for a mix of uses as part of the Infinity Garden Village development.

In order to implement this development comprehensively and support the required infrastructure delivery, a joint development framework document will be prepared to guide the development and cross boundary

collaboration between the Council, Derby City Council, Derbyshire County Council and developers.

The development framework document once approved will guide the delivery of the following development in support of the Infinity Garden Village proposal:

Policy H15 Wragley Way (LP1)

Policy E4 Infinity Park Extension (LP1)

The South Derby Integrated Transport Link (LP1 Policy INF4)

A new Local Shopping Centre (LP1 Policy H15 vii)

Green and Blue Infrastructure (LP1 Policy H15 ix) across the Southern Derby Area with consideration to Derby City's Green Wedge policy

New secondary school (LP2 Policy INF12), the location of which is to be defined by the development framework document

An A50 junction at Deepdale Lane to serve the Southern Derby Area proposals (LP1 Policy H15 iii)

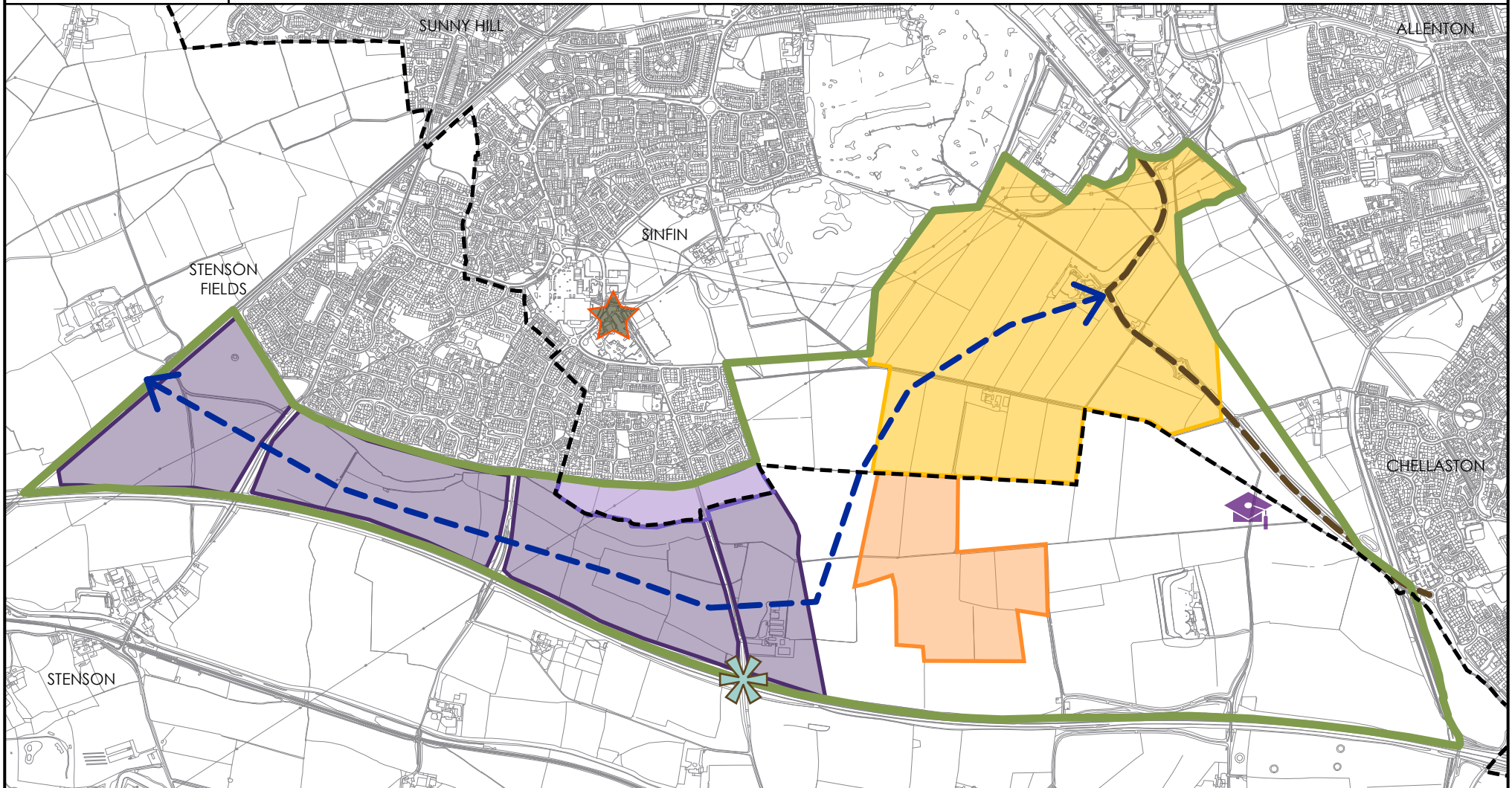
Until the development framework document is approved, any necessary infrastructure required to deliver the comprehensive approach will be supported.

Explanation

- 6.12 This policy is supported by the allocation of Wragley Way (H15) and Land at Sinfin Moor (E4) in the Local Plan Part 1 and the continued growth of Infinity Park in Derby City. In the interests of aligning and agreeing phasing for the upcoming development opportunities to support the Infinity Garden Village proposal it is important that consideration is given to the development in both administrative areas. This will be undertaken through an agreed framework document that can fully consider all the constraints and opportunities on the site and guide the delivery of the Southern Derby Area comprehensively. The Development Framework document will be produced in collaboration with Derby City, Derbyshire County Council, relevant developers and landowners and Highways England. However due to the pressing need to plan for and deliver a new secondary school all parties will need to expedite the joint development framework.



MAP 5 - Policy INF12 and INF13: Southern Derby Area and Infinity Garden Village



----- South Derbyshire District Boundary

Infinity Garden Village

Indicative alignment of South Derbyshire Integrated Transport Link

----- Infinity Park Way



Potential A50 junction



Sinfin District Centre



Provision of Education Facilities (INF12)

Infinity Park (Derby City Allocation AC15)

Wragley Way (Derby City Allocation AC18)

Wragley Way (Housing Policy H15)

Sinfin Moor (Employment Policy E4)



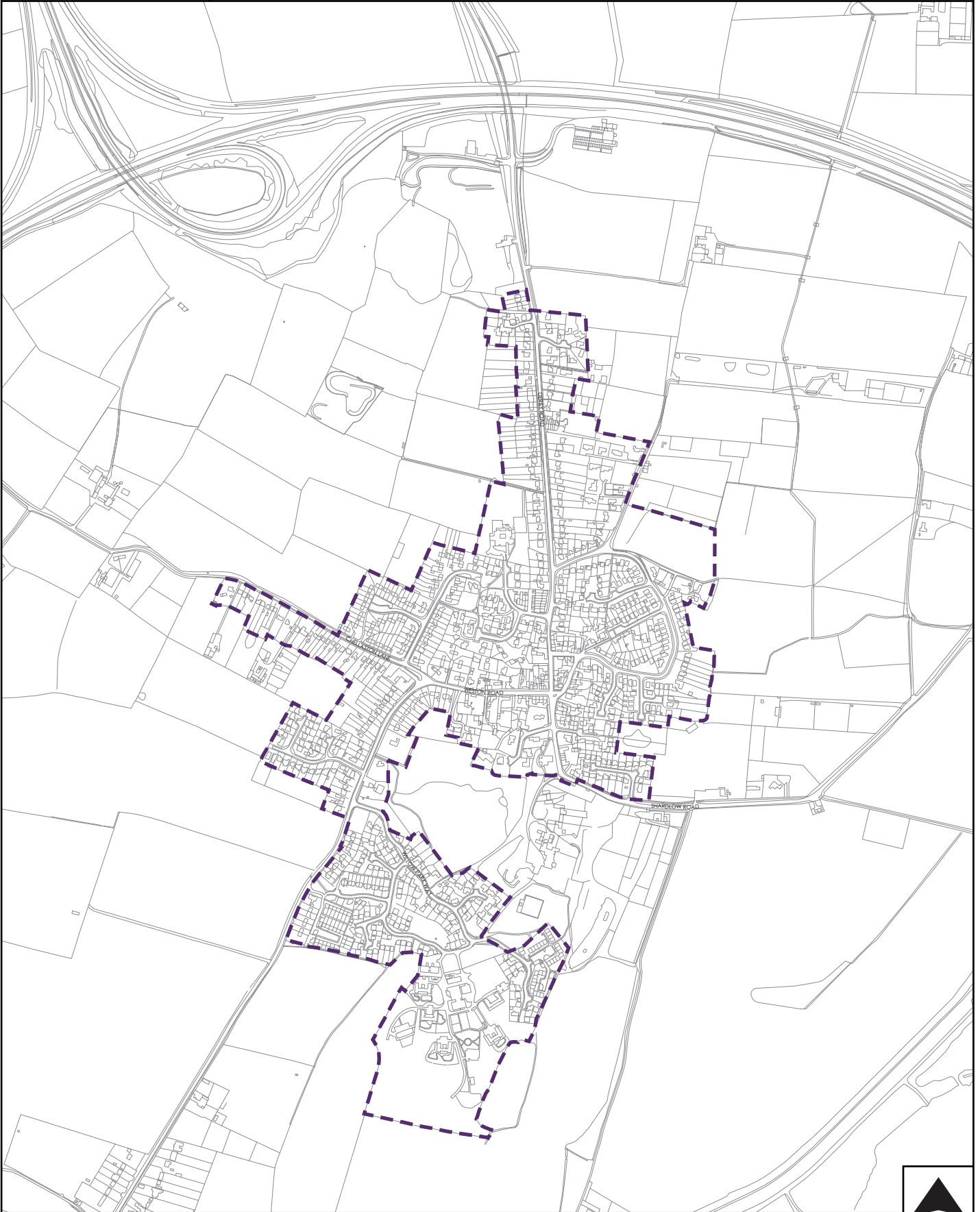
Appendix A

Settlement Boundary Maps

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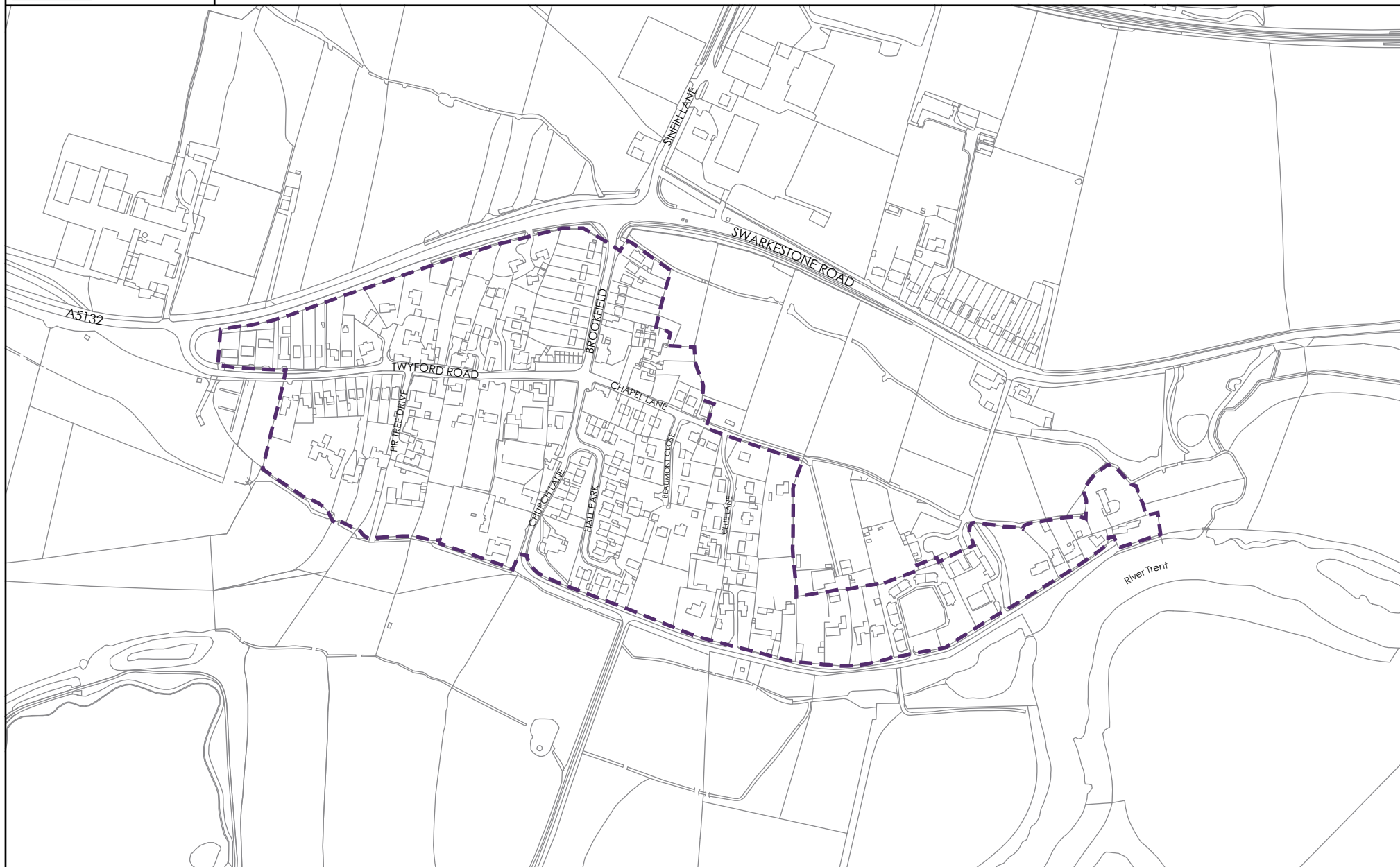
Aston on Trent Village Settlement Boundary



Proposed Settlement boundary



Barrow on Trent Village Settlement Boundary



Proposed Settlement boundary

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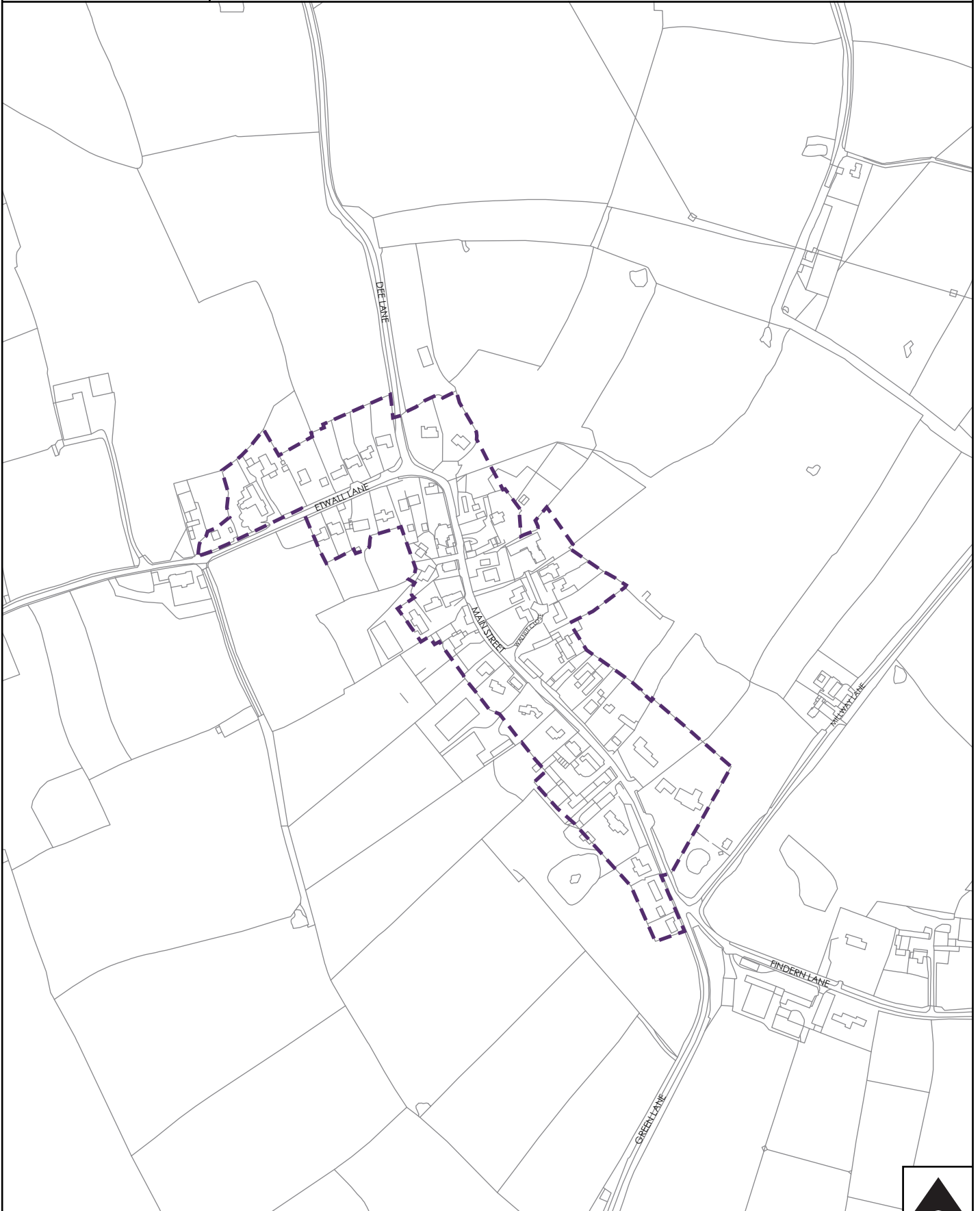
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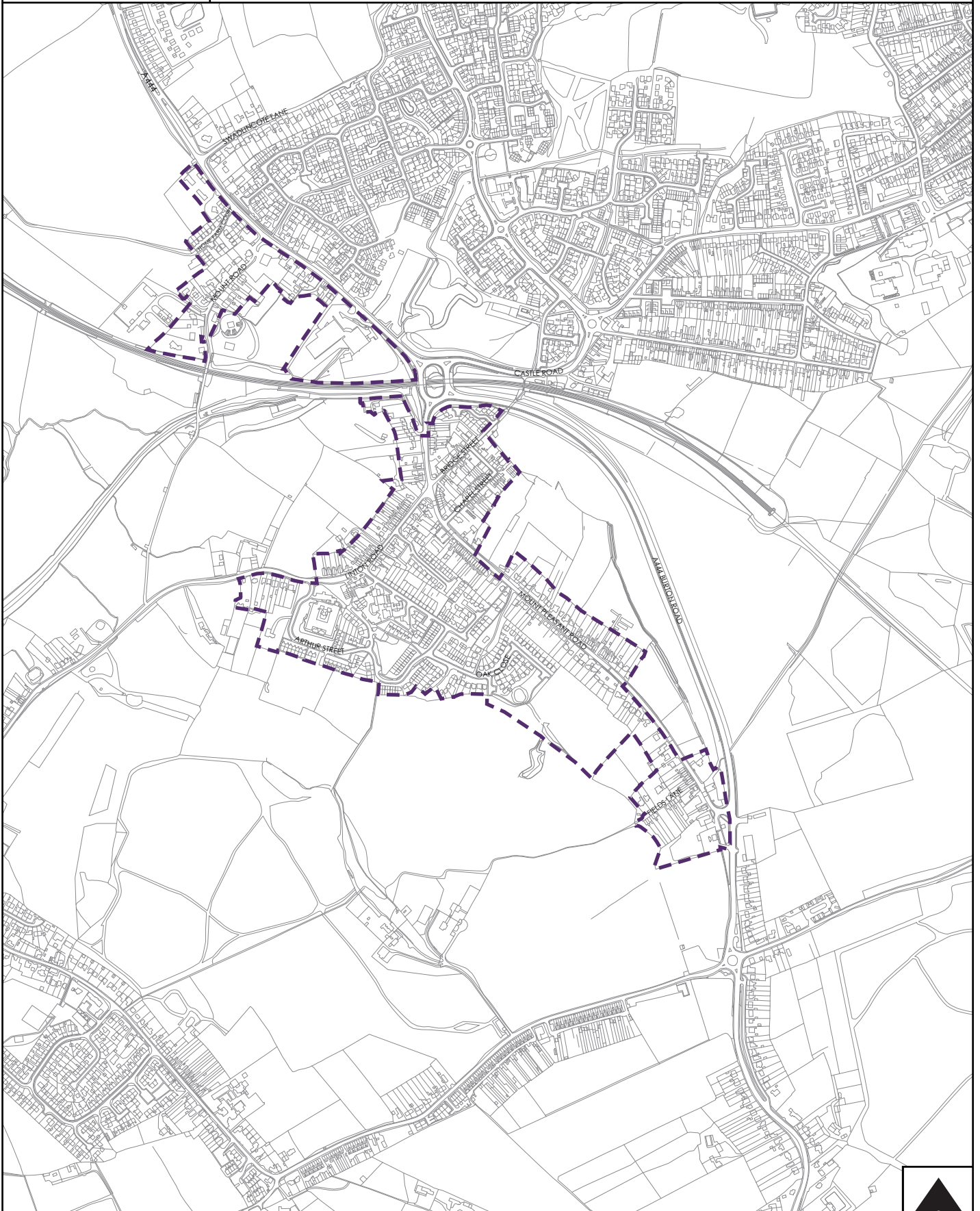
Burnaston Village Settlement Boundary



Proposed Settlement boundary



Castle Gresley (Mount Pleasant) Settlement Boundary





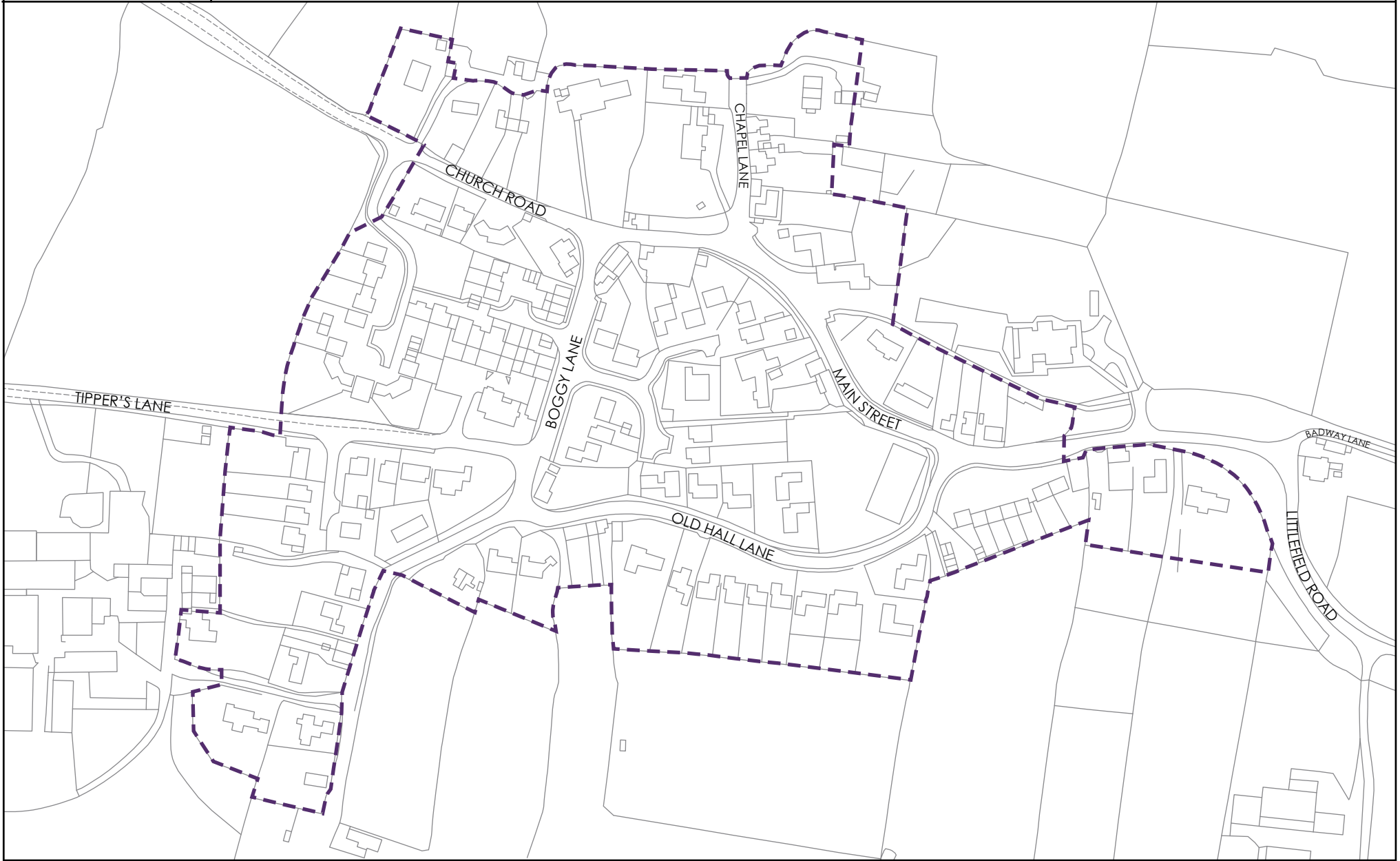
Cauldwell Village Settlement Boundary



Proposed Settlement boundary



Church Broughton Village Settlement Boundary



Proposed Settlement boundary

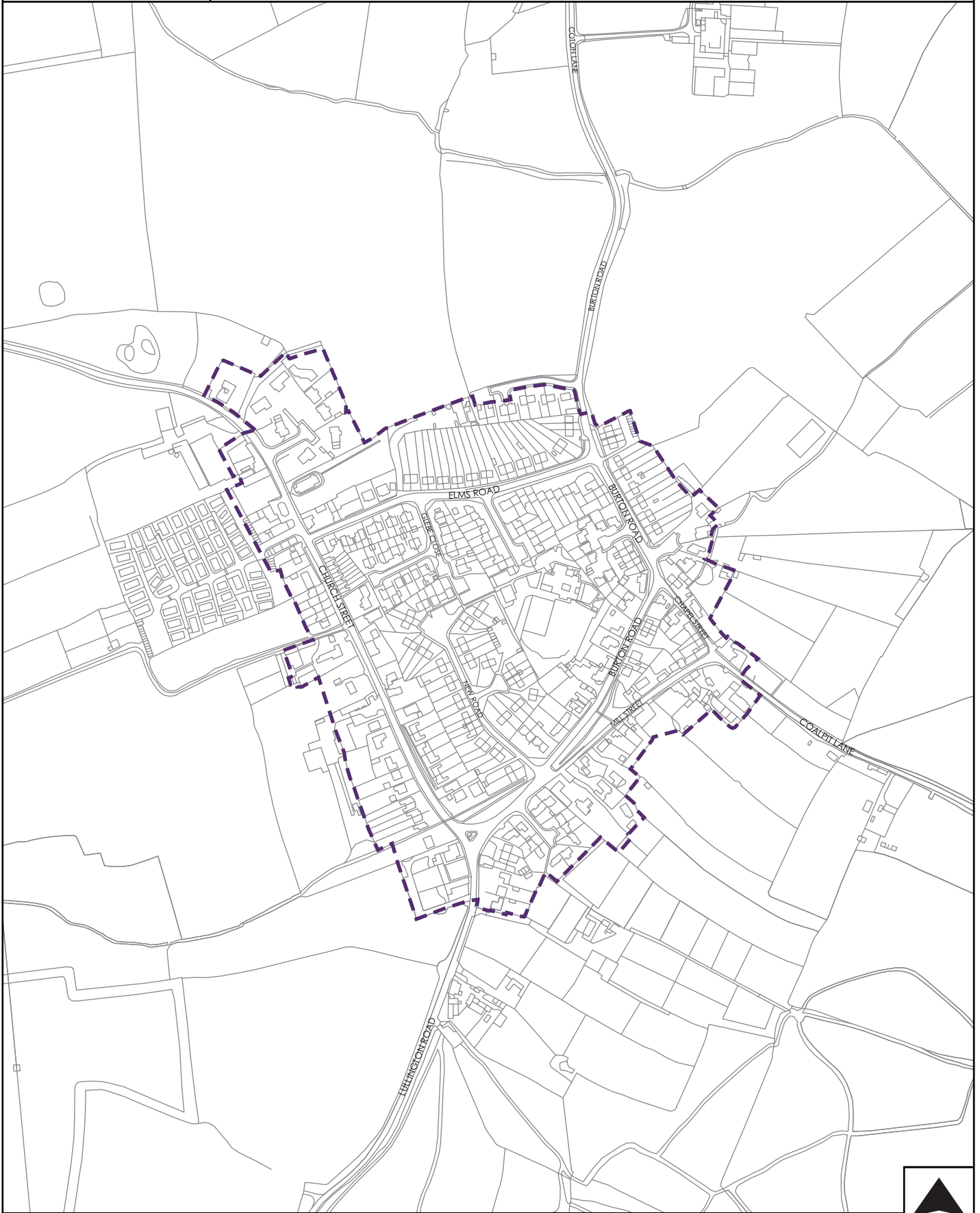
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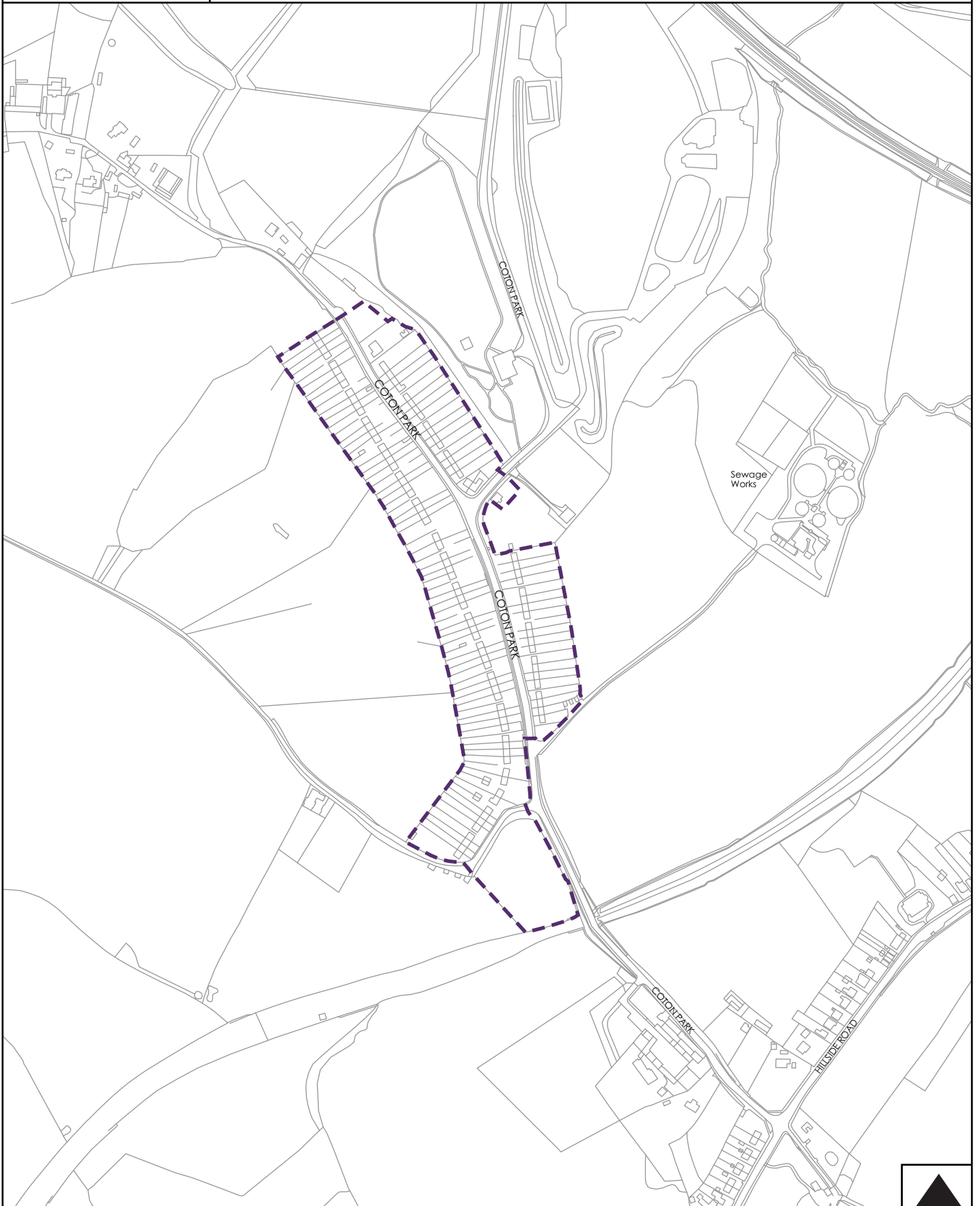
Coton in the Elms Village Settlement Boundary



Proposed Settlement boundary



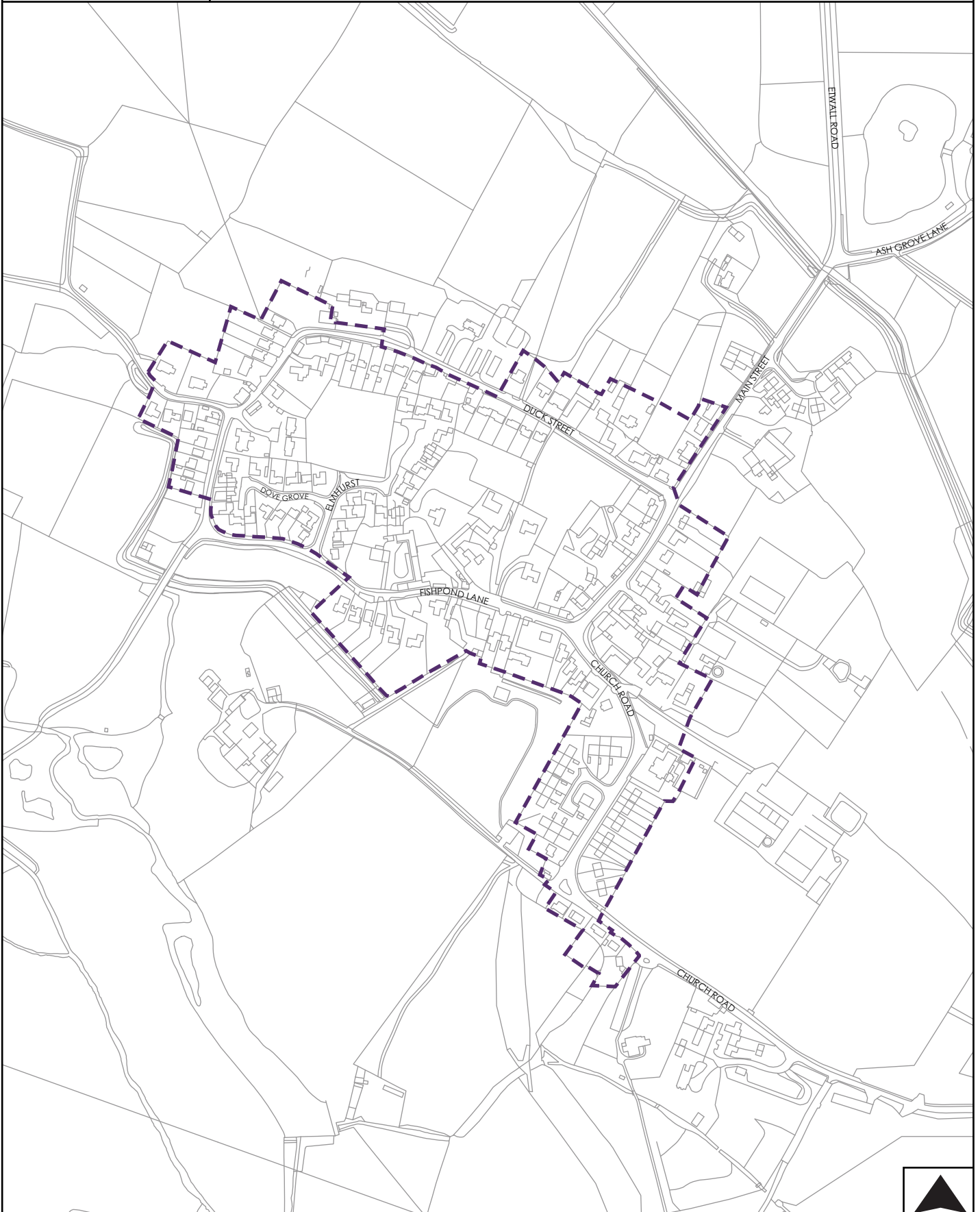
Coton Park Village Settlement Boundary



Proposed Settlement boundary



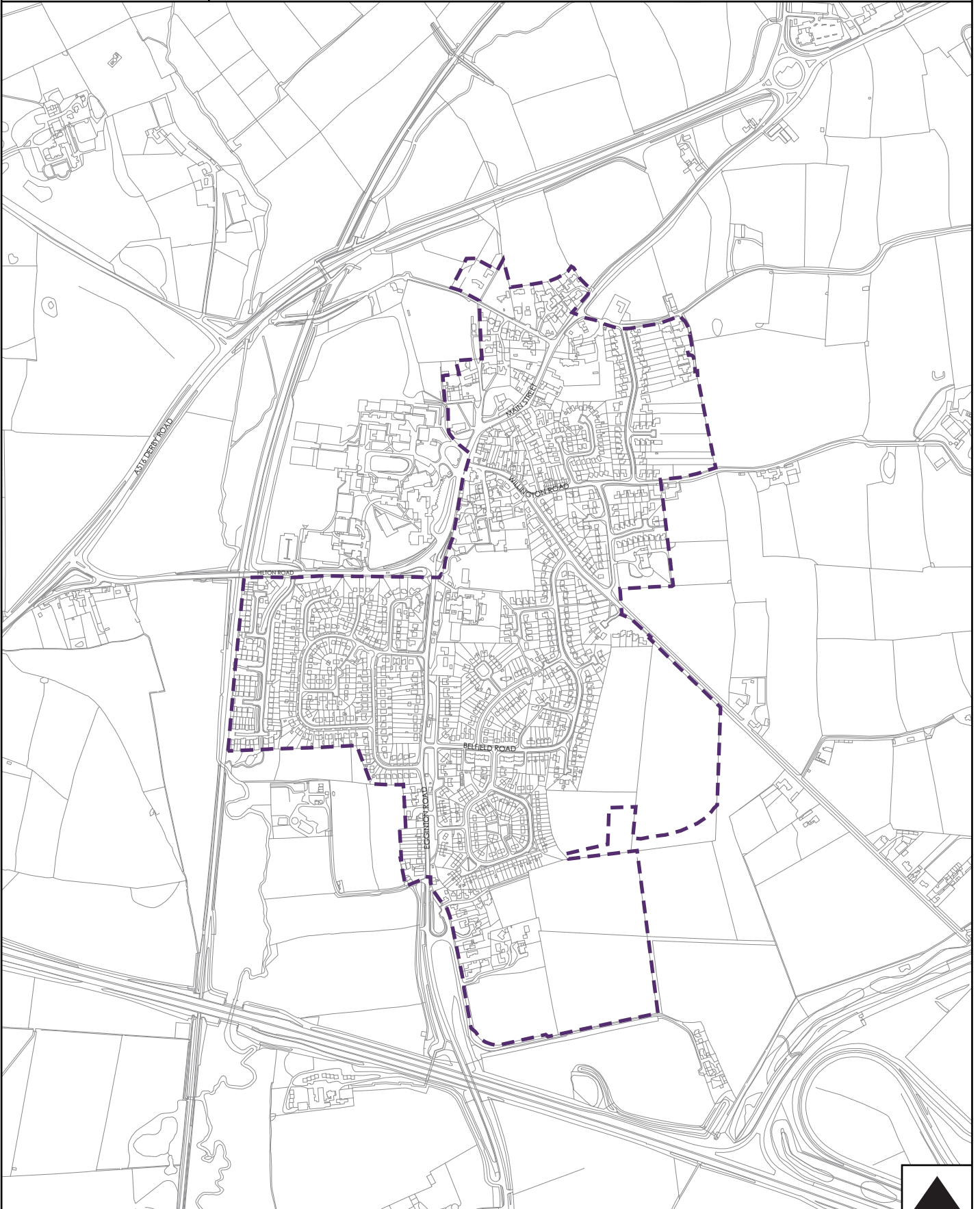
Egginton Village Settlement Boundary



Proposed Settlement boundary



Etwall Village Settlement Boundary



Proposed Settlement boundary



Findern Village Settlement Boundary

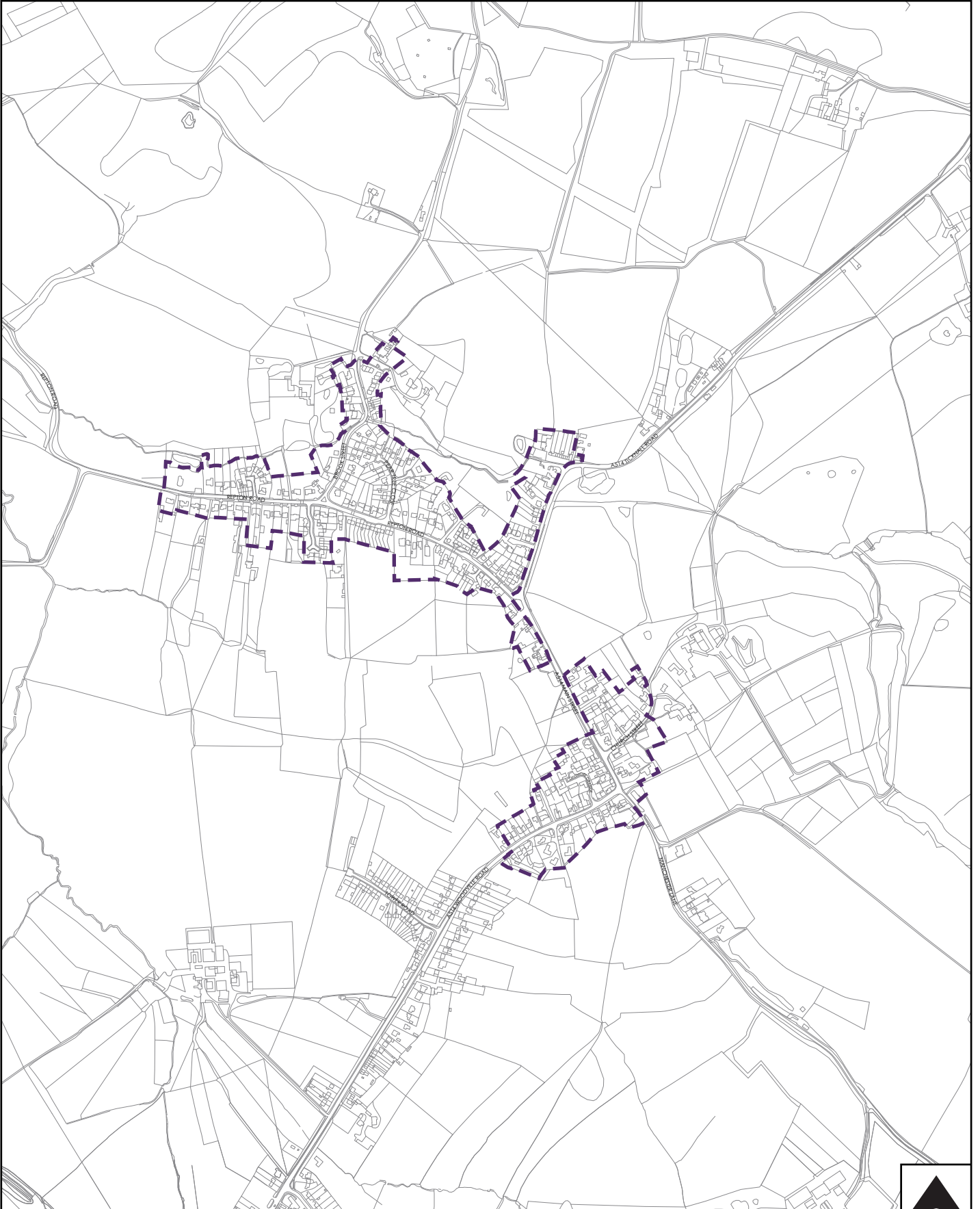


 Proposed Settlement boundary



South
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District Council

Hartshorne Village Settlement Boundary



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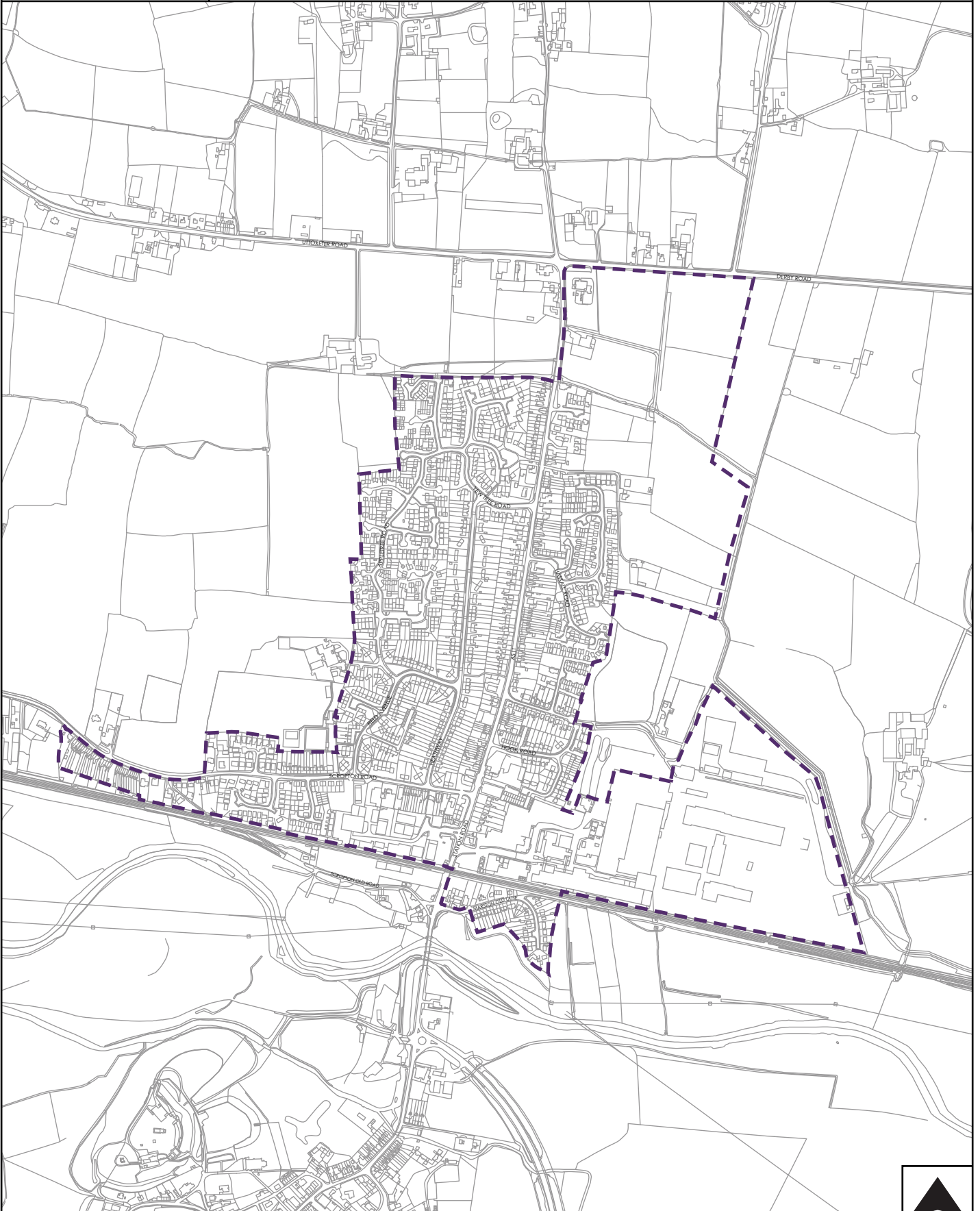


Proposed Settlement boundary



South
Derbyshire
District Council

Hatton Village Settlement Boundary



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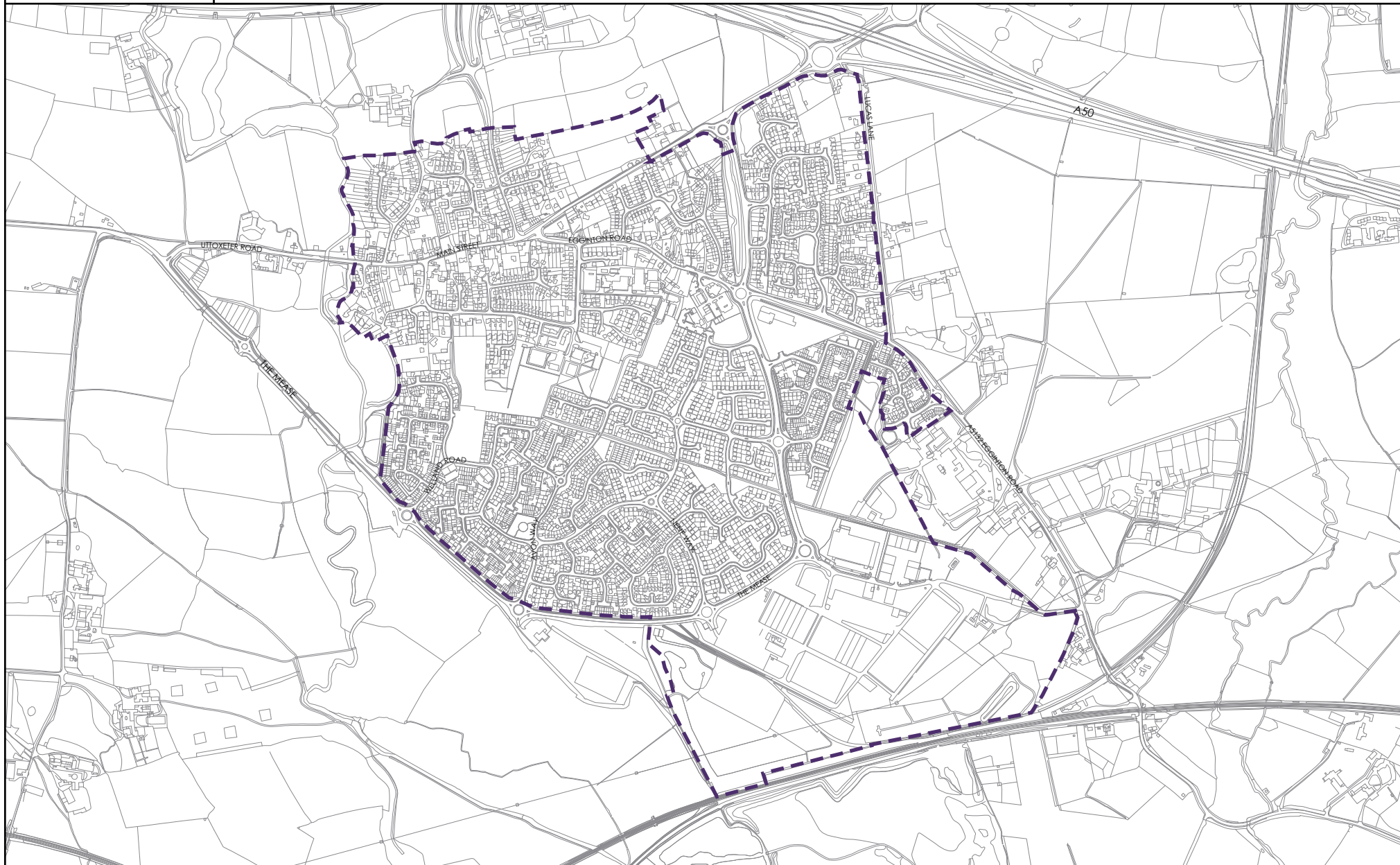
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Proposed Settlement boundary



Hilton Village Settlement Boundary



Proposed Settlement boundary

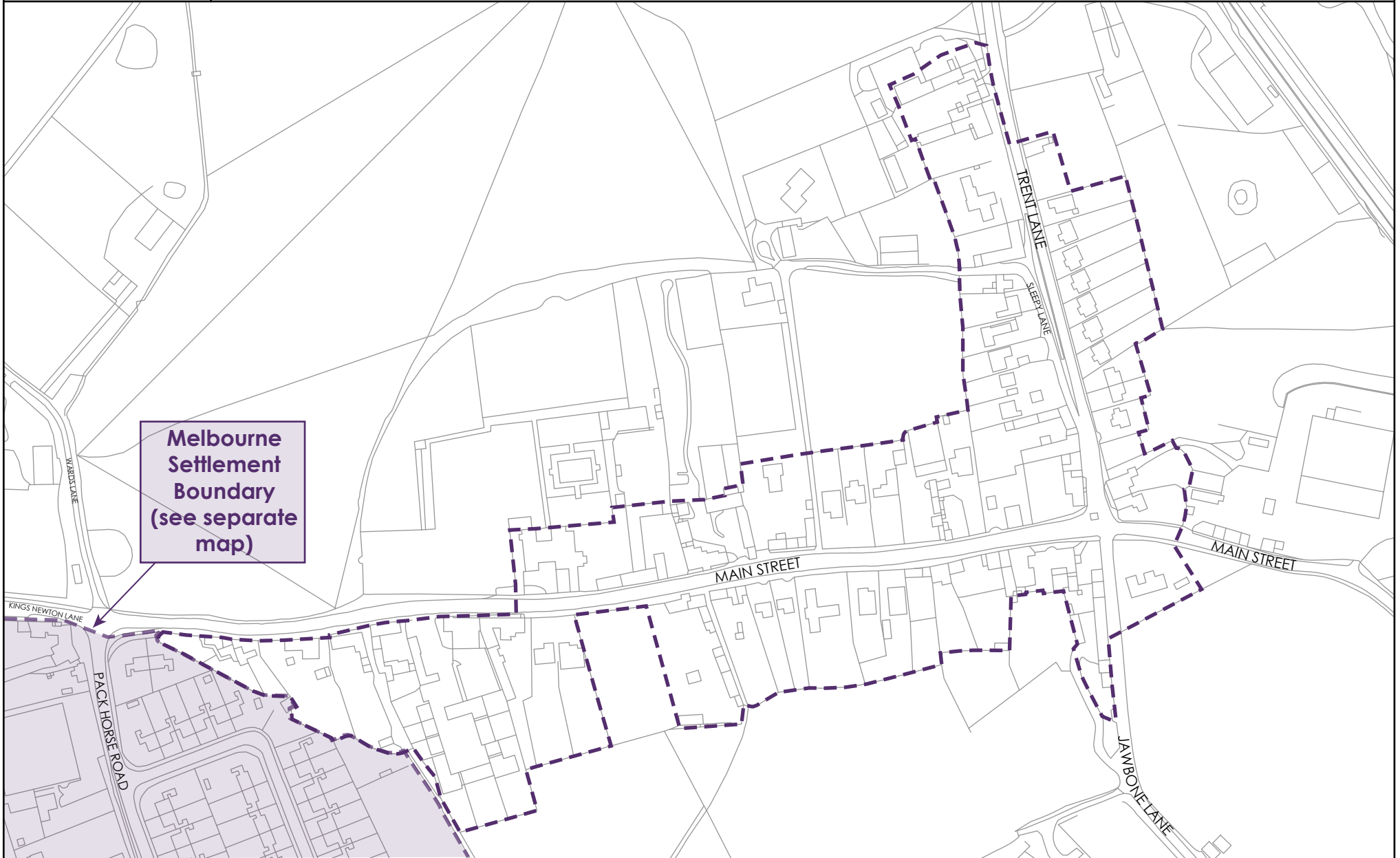
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Kings Newton Village Settlement Boundary



Melbourne Settlement Boundary (see separate map)



Proposed Settlement boundary

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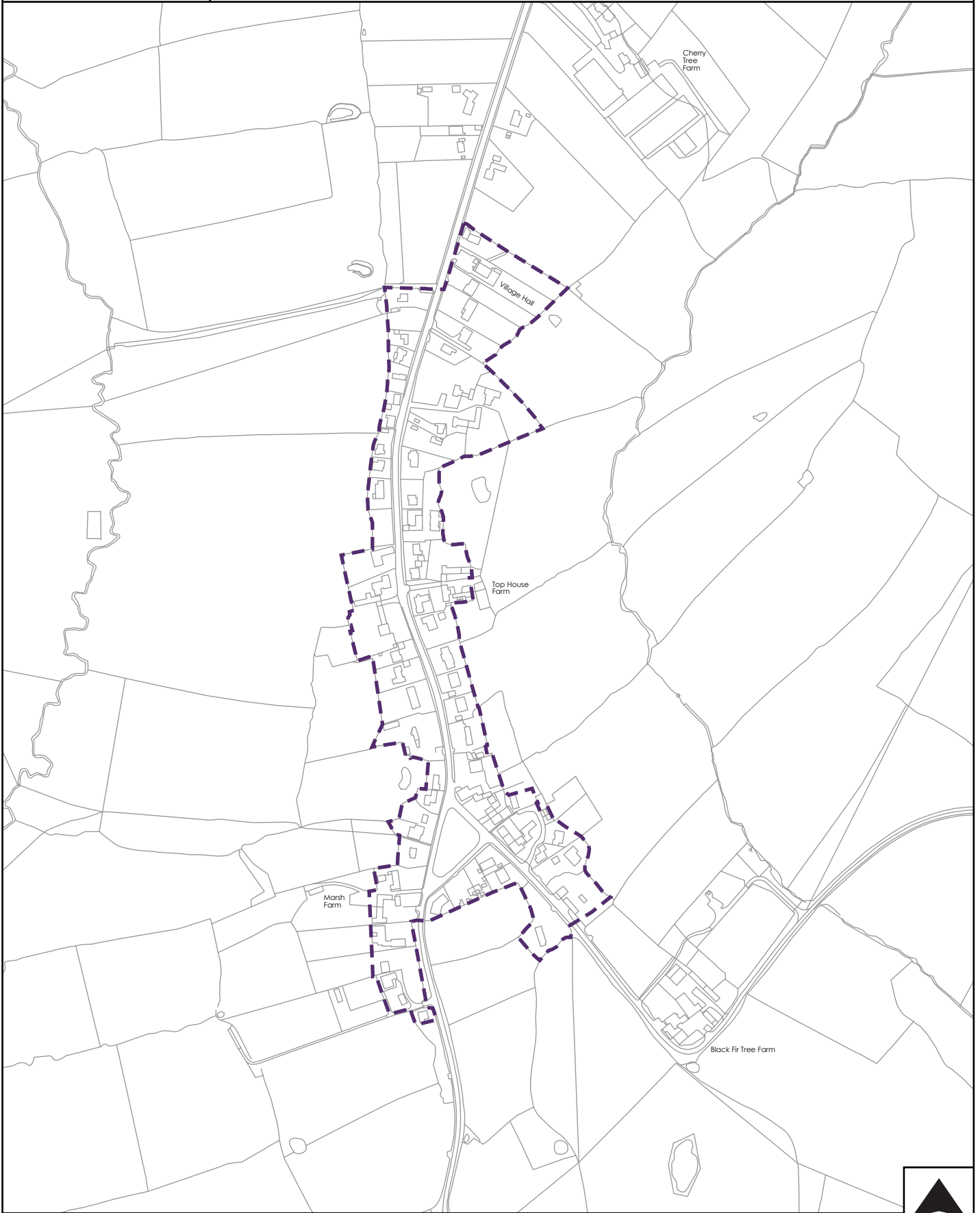
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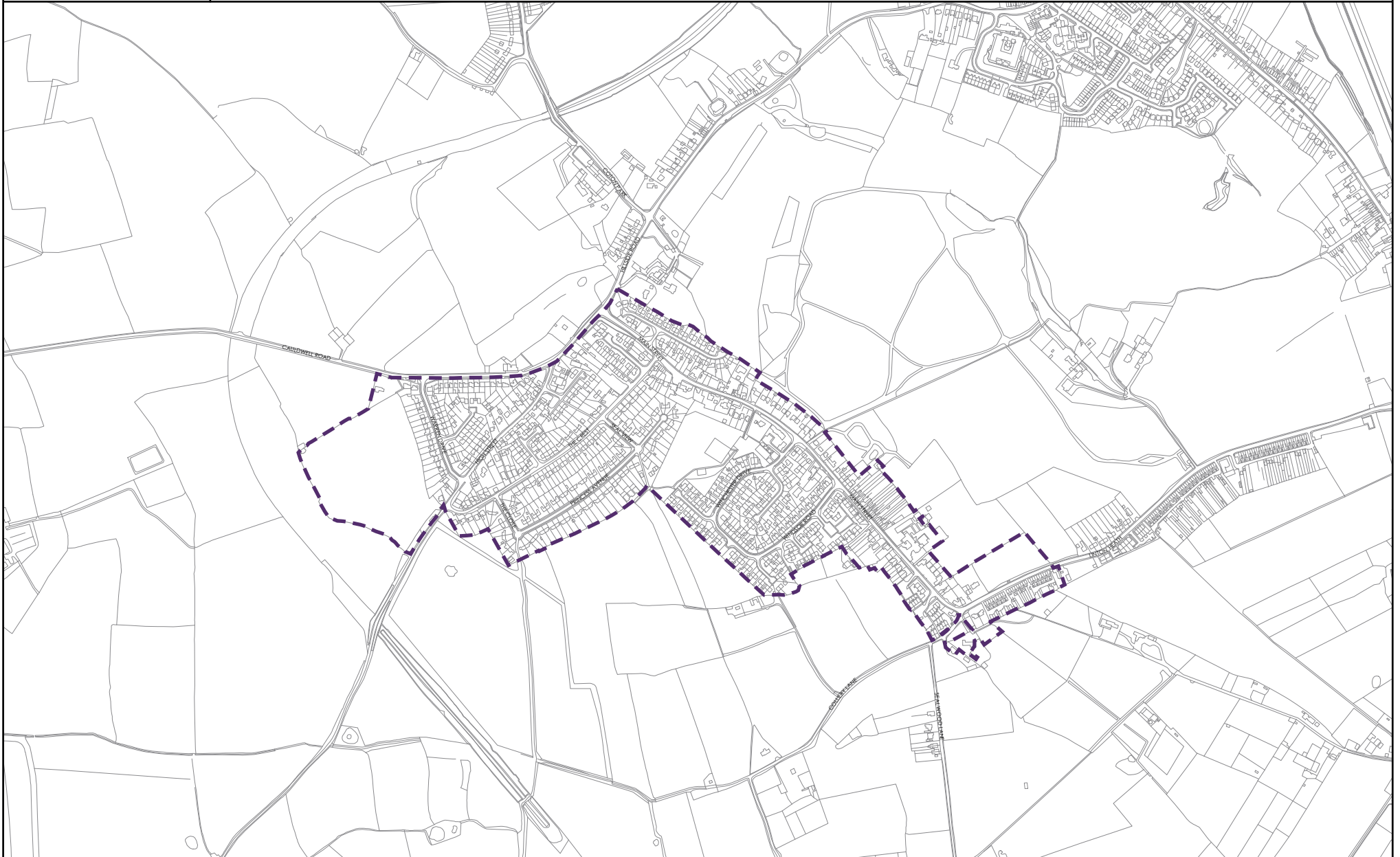
Lees Village Settlement Boundary



Proposed Settlement boundary



Linton Village Settlement Boundary



Proposed Settlement boundary

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