

South Derbyshire Infrastructure Delivery Plan

August 2026

Introduction

South Derbyshire District Council is producing a new Local Plan Part 1 Review which will replace with adopted Local Plan Part 1.

The Council understands how important the delivery of infrastructure alongside housing and economic growth is to create sustainable communities. The Council has produced this Infrastructure Delivery Plan (IDP) to identify the infrastructure necessary to support the delivery of South Derbyshire's Local Plan Part 1 Review (2022-2041). The information in this document has been produced in collaboration with various infrastructure providers operating within the District.

Infrastructure includes roads, other transport facilities, schools, medical facilities, open space, sporting and recreational facilities.

The IDP seeks to provide details of the key Infrastructure requirements identified in the Local Plan, indicative costs, timescales, priority and funding source/delivery. It does not capture all of the infrastructure requirements over the plan period, rather it focuses on the strategic matters that are required to underpin the delivery of the Local Plan.

The IDP is a 'live' document and will be adapted regularly as new information from infrastructure providers emerges. This is the second iteration of the IDP. The IDP has been updated to provide as summary of existing infrastructure provision, known infrastructure deficiencies and infrastructure projects underway or scheduled. Appendix 1 reviews the following infrastructure topic areas:

- Water and flooding
- Waste
- Transport
- Energy
- Communication
- Sport, recreation, open space and social
- Health and emergency services
- Education
- Environment

Working with Infrastructure providers and partners

The District Council has sought to ensure through dialogue with infrastructure providers that the IDP contains up to date information on existing and planned infrastructure. The District Council sought feedback from infrastructure providers in relation to the proposed allocations and the infrastructure required to develop the sites.

The preparation of the IDP has involved collaborative working with departments within South Derbyshire District Council (SDDC) and with external stakeholders.

The Derby Housing Market Area Authorities (Derby City Council and Amber Valley Borough Council) have engaged in cross boundary issue discussions and infrastructure planning. Information relating to this can be found in the Cooperation Statement.

Delivery Mechanism

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.

Infrastructure can be provided in a variety of ways including:

- Funding from development
- Statutory Infrastructure providers
- External funding; and
- Local Authority Funding

It is preferable for delivery and funding of site-specific infrastructure to be provided on site by developers, as this will ensure that provision of infrastructure is provided on site during the construction of the site.

Planning conditions and planning agreements are the main mechanisms to fund projects which will meet the needs created by the development. This includes Section 106 agreements and Section 278 agreements.

In line with paragraph 58 of the National Planning Policy Framework, developer contributions must be:

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

A Section 278 agreement of the Highways Act 1980 allows developers to enter into a legal agreement with the Highway Authority (Derbyshire County Council) to make permanent alterations or improvements to a public highway as part of a planning approval.

Infrastructure can also be provided directly by service or utility providers, such as Severn Trent. In addition, external funding for particular projects may come available over time as well as Local Authority Funding.

The following section of the IDP, sets out key infrastructure requirements of the new strategic allocations of the Local Plan Part 1 Review. The key infrastructure requirements from the allocations within the adopted Local Plan Part 1 which have been carried forward within the Local Plan Part 1 Review are contained within the baseline projects within Appendix 1.

Strategic Allocations

The below section does not include every infrastructure requirement (policy requirement) of each Strategic allocation, however, looks at the key infrastructure requirements and contributions for the strategic allocations within the Local Plan Part 1 Review.

Policy STRA1: Infinity Garden Village Mixed Use Allocation *(Approximately 2000 homes, alongside approximately 70 hectares of employment generating land and the provision of Gypsy and Traveller pitches in accordance with Policy H22)*

Highways and Active Travel

Primary Vehicle Access via a new junction on the A50 and junctions via Infinity Park Way. Planning Permission for the new A50 junction has been granted planning permission and the permission has started. Further information can be found in the Transport section of the IDP.

The provision of part of the South Derby Integrated Transport Link Phase 1. Further information regarding the South Derby Integrated Transport Link Phase 1 can be found within the Transport section of the IDP.

Pedestrian and cycle routes within and beyond the site. Recreational Routes extending to south of A50 and connections to existing and proposed routes within Derby City – at STRA1.

Public transport to Derby City and other key destinations from STRA 1.

All residential dwellings should include appropriate cycle storage in line with LTN 1/20 – at STRA1

Education

Derbyshire County Council advised for the requirement of a two and half form entry primary school with nursery, with sufficient land for expansion on site.

Policy requirement for the contributions towards secondary education, schools and facilities commensurate with the scale of the development. A new secondary school at Land at Southern Derby Area/Infinity Garden Village was allocated for secondary school

provision within Policy INF12 of the [Adopted Local Plan Part 2](#). Further information regarding the proposed secondary school at Infinity Garden Village can be found within the Education section of the IDP.

Derbyshire County Council have advised that the maximum contribution for 2000 dwellings for secondary education, including post 16, as per the current methodology rates within Derbyshire Developer Contributions Protocol is £16,466,415. Existing capacity at the times of a planning application/s would be taken into account.

Derbyshire Council have advised that the SEND contribution based on the current methodology rates within Derbyshire Developer Contributions Protocol is £1,953,844.

NHS Derby and Derbyshire Integrated Care Board

Provision of appropriate scale healthcare to meet the needs of the new community. If the Derby and Derbyshire Integrated Care Board (ICB) seeks a financial contribution, the ICB have advised that they would seek contributions of £2,000,000 from STRA1. It is expected that with regard to healthcare that this will contribute to a refurbished Sinfin Health Centre.

Sports Facilities and Open Space

Outdoor Sport Facilities

South Derbyshire's Playing Pitch Strategy provides the robust evidence base/audit for sporting and recreation provision as required by Paragraph 103 of the 2024 NPPF including the quantitative or qualitative deficits or surpluses. Paragraph 103 goes into state *“Information gained from the assessments should be used to determine what open space, sport and relational provision is needed, which plans should then seek to accommodate”*

When used with the up-to-date PPS the Playing Pitch Calculation is an important planning tool for assessing the demand and requirement for additional on site and/or off site provision and/or potential cost contributions arising from any development. The following link provided further information.

[Playing Pitch Calculator | Sport England](#)

Indoor Sports Facilities

Sport England's Sports Facilities Calculator (SFC) can help to provide an indication of the likely demand that would be generated by a development for certain facility types. The SFC indicated that that a population of 4800 within South Derbyshire would generate a demand for 349 visits per week in peak period (Vpwpp) to sport halls and 319 visits per week in peak time to swimming pools.

Sports Halls		Swimming Pools	
Courts	1.18	Lanes	0.99
Halls	0.3	Pools	0.25
Vpwpp	349	Vpwpp	319
Cost	£916,437	Cost	£1,167,927

The SFC does not take account of current availability of existing sports facilities in an area and consequently is only a guide to the level of provision required to address demand generated from new development, rather than an assessment of the ability of existing facilities to meet that demand. The costs are indicative. More information on the SFC can be found on the following webpage:

[Sports Facility Calculator | Sport England](#)

Open Space

Policy STRA1 requires the provision of Green infrastructure, part C of the policy sets out the minimum requirements. The extent (and type) of the provision of Open Space will be determined in future master planning and planning applications. However South Derbyshire District Council Planning Obligations: A Guide for Developers and Applicants Supplementary Planning Document sets out that a requirement of 34.5m² per person, to ensure that the District does not fall behind the national standards.

Retail

Provision of a local centre (with an anchor store of appropriately 1,000 square metres commensurate with the size of the development to provide for the day to needs of the development and surrounding area.

Housing

- 30% affordable housing (25% Social Rent, 50% Affordable rent, 25% shared ownership)
- The provision of a retirement village or specialist housing for older people

Library

Derbyshire County Council advised that they would seek contributions for both building costs and library stock costs.

- Built/fit out costs: £345,000
- Stock requirement: £142,846

Cemeteries

South Derbyshire District Council advised that the Council would seek contributions for burial space to serve new developments. The below calculation is based on 2 people per household and could be subject to change following determination of house types.

- £512,640

Policy STRA2: Land South of Mickleover *(Approximately 2,500 homes, 5-10ha of employment land and the provision of Gypsy and Traveller pitches in line with Policy H22).*

Highways and active travel

Principal site – access to be off A38 roundabout

Site east of the A38 – access to be off Rykneld Road

North of the site – access to be off A516

Provision of a vehicular road between A516 and A38 (forming part of the South Derby Integrated Transport Link)

Pedestrian and cycle routes within and beyond the site. Should include recreational routes within the proposed Country Park, connections to Burnaston village and connects to Derby City. Improvements to highway connection between site and Derby City at Etwall Road and The Hollow to enhance attractiveness to pedestrian and cyclists.

Public transport to Derby City and other key destinations from STRA 2.

All residential dwellings should include appropriate cycle storage in line with LTN 1/20 – at STRA1

Education

Derbyshire Council advised for the requirement of a three-form entry primary school with nursery, provided on site.

Derbyshire County Council have advised that the maximum contribution for 2500 dwellings for secondary education, including post 16, as per the current methodology rates within Derbyshire Developer Contributions Protocol is £20,583,019. Existing capacity at the times of a planning application/s would be taken into account.

Derbyshire Council have advised that the SEND contribution based on the current methodology rates within Derbyshire Developer Contributions Protocol is £2,442,305.

NHS Derby and Derbyshire Integrated Care Board

Delivery of a healthcare infrastructure sufficient to meet need, either on site or off site through contributions. Derby and Derbyshire Integrated Care Board have advised that if an off-site contribution is sought, this would be £2,500,000.

Sports Facilities and Open Space

Outdoor Sport Facilities

South Derbyshire's Playing Pitch Strategy provides the robust evidence base/audit for sporting and recreation provision as required by Paragraph 103 of the 2024 NPPF including the quantitative or qualitative deficits or surpluses. Paragraph 103 goes into state *"Information gained from the assessments should be used to determine what open space, sport and creational provision is needed, which plans should then seek to accommodate"*

When used with the up to date PPS the Playing Pitch Calculation is an important planning tool for assessing the demand and requirement for additional on site and/or off-site provision and/or potential cost contributions arising from any development. The following link provided further information.

[Playing Pitch Calculator | Sport England](#)

Indoor Sports Facilities

Sport England's Sports Facilities Calculator (SFC) can help to provide an indication of the likely demand that would be generated by a development for certain facility types. The SFC indicated that that a population of 4800 within South Derbyshire would generate a demand for 436 visits per week in peak period (Vpwpp) to sport halls and 399 visits per week in peak time to swimming pools.

Sports Halls		Swimming Pools	
Courts	1.48	Lanes	1.24
Halls	0.37	Pools	0.31
Vpwpp	436	Vpwpp	399
Cost	£1,145,547	Cost	£1,459,909

The SFC does not take account of current availability of existing sports facilities in an area and consequently is only a guide to the level of provision required to address demand generated from new development, rather than an assessment of the ability of existing facilities to meet that demand. The costs are indicative. More information on the SFC can be found on the following webpage:

[Sports Facility Calculator | Sport England](#)

Open Space

Policy STRA1 requires the provision of Green infrastructure, part C of the policy sets out the minimum requirements, which includes the following:

- Provision of a Country Park, to be located within the site to the north in close proximity to the Pastures Hospital Estate, Burnaston Village and nearby development under construction at New House Farm to the north of the A516. Green Infrastructure links are to be provided around the Pastures Hospital estate
- The connection of green infrastructure corridors including connecting to the Green Wedges in Derby City

The extent (and type) of the provision of Open Space will be determined in masterplanning and planning applications. However South Derbyshire District Council Planning Obligations: A Guide for Developers and Applicants Supplementary Planning Document (SPD) sets out that requirement of 34.5m² per person, to ensure that the District does not fall behind the national standards. The SPD also sets out requirements for play equipment.

Retail

Provision of a local retail centre (with an anchor store of approximately 1,000 square metres) commensurate with the size of the development to provide for the day to day needs of the development and surrounding area

Housing

- 30% affordable housing (25% Social Rent, 50% Affordable rent, 25% shared ownership)
- Provision of a retirement village or specialist housing for older people.

Library

Derbyshire County Council advised that they would seek contributions for both building costs and library stock costs.

- Built/fit out costs: £431,250
- Stock requirement: £178,558

Cemeteries

South Derbyshire District Council advised that the Council would seek contributions for burial space to serve new developments. The below calculation is based on 2 people per household, and could be subject to change following determination of house types.

- £640,800

Policy STRA3: Former Drakelow Power Station *(Up to 68ha of employment use within use Classes E(g), B2 and B8 and ancillary uses).*

Highways and active travel

Use the existing main site entrance at Drakelow Road as the primary vehicular access.

Provision of multiuser greenway, representing part of the Derbyshire Key Cycle Network, across former Drakelow power station site (STRA3) , linking the southwestern boundary of the site to the north western boundary, connecting the greenway to the provided within the adjoining Drakelow Park mixed use development

Public transport Including connections to Burton on Trent and Swadlincote

Education

N/A employment site

NHS Derby and Derbyshire Integrated Care Board

N/A employment site

Sports Facilities and Open Space

Outdoor Sport Facilities

Employment allocations do not generally require the provision of outdoor sport facilities, the policy nevertheless requires the loss of any sports or recreational facilities that are not surplus to requirements is mitigated through appropriate replacement.

The site historically contained a cricket pitch, which has not been used for a substantial period of time. The cricket pitch did not form part of the assessed provision in South Derbyshire's 2016 Playing Pitch Strategy or the 2018 Playing pitch Strategy.

Indoor Sports Facilities

N/A employment site

Open Space

Policy STRA3 requires the provision of green infrastructure, part C of the policy sets out the minimum requirements, including

- Provision of National Forest Planting in accordance with National Forest Planting Guidelines.

- Green infrastructure network, habitat creation and management
- Multiuser greenway

The extent of green infrastructure will be determined in future planning applications.

Housing

N/A employment site

Library

N/A employment site

Cemeteries

N/A employment site

Policy FLG1: South of Mackworth *(up to 250 dwellings)*

It should be noted that the site is a cross-boundary site, with Amber Valleys Adopted Local Plan allocation SGS1: Brun Lane, Mackworth, where the land is identified as a sustainable location for future growth, for 2000 dwellings beyond Amber Valley's Plan Period. The proposed allocation within South Derbyshire is expected to come forward within South Derbyshire's Local Plan, Plan Period.

Highways and active travel

The Policy requires the following within the Growth Area which comprises development within South Derbyshire and Amber Valley.

- Potential link road between A52 and the A516 to the west of Derby
- Part of the potential South West Derby Integrated Transport Link
- Measures to improve public transport
- Opportunities for walking and cycling along the A52 corridor between Mackworth and Derby
- Principle points of access from B5020, A52, and Brun Lane
- Active travel connections to the existing/proposed urban area and the wider countryside.

Education

The Policy requires primary and secondary school provision within the Growth Area, which comprises development within South Derbyshire and Amber Valley.

The [Amber Valleys Borough Council IDP](#) for the Amber Valley element of the site states *“This new large site has been the subject of on-going conversations around its impact on all phases of education. DCC are working closely with AVBC to ensure that education requirements are understood by potential developers from the outset. The site will require a new primary school, which has the potential to link with the second phase of development at Radbourne Lane. Also, at secondary level, initial conversations are on-going to negotiate an agreement in principle to secure land which would be reserved for an additional secondary phase school in the long term. Dependant on the value of this land, it may or may not be appropriate to also secure a pupil place contribution. Should the land be utilised for an additional secondary school, the timing and capacity would be subject to close planning with Derby City Council. Clarified requirements and additional anticipated financial contributions estimated:*

Need for an appropriately sized new primary school & secondary school. In line with DfE guidance, the secondary school requires a c. 7 ha site to provide a school of a sufficient scale to accommodate pupils.”

Derbyshire County Council has advised that development of site FLG1, contributions would be sought for primary education. Likely to be used towards a new school in Amber Valley part of the development or alternatively at an existing local school to accommodate growth. Derbyshire Council have advised that the maximum contribution for 250 dwellings for primary education, as per the current methodology rates within the Derbyshire Developer Contributions Protocol is £1,344,458

Derbyshire County Council have advised that the maximum contribution for 250 dwellings for secondary education, including post 16, as per the current methodology rates within Derbyshire Developer Contributions Protocol is £2,074,768. Existing capacity at the times of planning applications would be taken into account.

Derbyshire Council have advised that the SEND contribution based on the current methodology rates within Derbyshire Developer Contributions Protocol is £244,230.48.

NHS Derby and Derbyshire Integrated Care Board

Derby and Derbyshire Integrated Care Board have advised that they would seek contributions of £250,000.

Sports Facilities and Open Space

Outdoor Sport Facilities

South Derbyshire's Playing Pitch Strategy provides the robust evidence base/audit for sporting and recreation provision as required by Paragraph 103 of the 2024 NPPF including the quantitative or qualitative deficits or surpluses. Paragraph 103 goes into state *"Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate"*

As the site is adjacent to Amber Valley's Adopted Local Plan allocation SGS1: Brun Lane, Mackworth, where the land is identified as a sustainable location for future growth, for 2000 dwellings beyond Amber Valley's Plan Period. It would be appropriate to also consider Amber Valley Playing Pitch Strategy.

When used with the up to date PPS the Playing Pitch Calculation is an important planning tool for assessing the demand and requirement for additional on site and/or off site provision and/or potential cost contributions arising from any development. The following link provided further information.

[Playing Pitch Calculator | Sport England](#)

The Policy requires the Growth Area, within South Derbyshire and the remaining land within Amber Valley, to provide either on site or in the local community the a 3G playing pitch to meet the needs arising from the development.

Indoor Sports Facilities

Sport England's Sports Facilities Calculator (SFC) can help to provide an indication of the likely demand that would be generated by a development for certain facility types. The SFC of the proposed site in isolation of the adjacent Amber Valleys Adopted Local Plan allocation SGS1: Brun Lane, Mackworth, indicates that that a population of 600 within South Derbyshire would generate a demand for 44 visits per week in peak period (Vpwpp) to sport halls and 40 visits per week in peak time to swimming pools.

Sports Halls		Swimming Pools	
Courts	0.15	Lanes	0.12
Halls	0.04	Pools	0.31
Vpwpp	44	Vpwpp	40
Cost	£114,555	Cost	£145, 991

The SFC does not take account of current availability of existing sports facilities in an area and consequently is only a guide to the level of provision required to address demand generated from new development, rather than an assessment of the ability of existing facilities to meet that demand. The costs are indicative. More information on the SFC can be found on the following webpage:

[Sports Facility Calculator | Sport England](#)

Open Space

Policy FLG1 requites Green/Blue Infrastructure. The extent (and type) of the provision of Open Space will be determined in future planning applications. However South Derbyshire District Council Planning Obligations: A Guide for Developers and Applicants Supplementary Planning Document (SPD) sets out that a requirement of 34.5m2 per person, to ensure that the District does not fall behind the national standards. The SPD also sets out requirements for play equipment.

It should however note that site is a cross-boundary site, with Amber Valleys Adopted Local Plan allocation SGS1: Brun Lane, Mackworth, where the land is identified as a sustainable location for future growth, for 2000 dwellings beyond Amber Valley's Plan Period. Consideration should be given to the Amber Valley Borough Council Open Space Requirements. Within [Amber Valleys Bourgh](#)

[Council IDP](#) for policy SGS1 it states “*Onsite public open space at 56sqm per dwelling, play provision of at least 500sqm in proportion to the size of the large scale development, teenager and youth provision of at least 600sqm*”.

Housing

- 30% affordable housing (25% Social Rent, 50% Affordable rent, 25% shared ownership)

Library

Derbyshire County Council advised that they would seek contributions for both building costs and library stock costs.

- Built/fit out costs: £43,125
- Stock requirement: £17,855

Cemeteries

South Derbyshire District Council advised that the Council would seek contributions for burial space to serve new developments. The below calculation is based on 2 people per household, and could be subject to change following determination of house types.

- £64,080

INF3 East Midlands Intermodal Park Strategic Rail Freight Interchange/Freeport

Highways and active travel

An acceptable means of access to the trunk road network.

Provision of access to the site on foot, by cycle and by public transport (potentially including passenger rail if feasible), including Key and Local Cycle Network routes connecting to population centres and bus services connecting to Willington railway station and population centres, including Swadlincote.

Education

N/A

NHS Derby and Derbyshire Integrated Care Board

N/A

Sports Facilities and Open Space

Outdoor Sport Facilities

N/A

Indoor Sports Facilities

N/A

Open Space

Policy INF3 requires the area to the south of the Derby-Crewe railway line shall be reserved for blue and green infrastructure and shall be made accessible for recreational purposes.

Housing

N/A

Library

N/A

Cemeteries N/A

Appendix 1: Baseline information and projects

Water and Flooding Infrastructure

Main providers/partners: South Derbyshire District Council, Severn Trent Water, South Staffordshire Water, Environment Agency (EA) and Developers

Existing capacity and recent provision: South Derbyshire is subject to fluvial flooding from the River Trent, River Derwent and the River River Dove. The District is also at risk of flooding from other sources, including surface water, sewers, groundwater and artificial sources – see South Derbyshire’s SFRA level one.

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 Catchment 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.

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. Severn Trent published its Water Resource Management Plan (2024) which sets out Severns Trent long term strategy for the next 25 years and looks ahead to 2085 to help prepare for the future.

The River Mease is a lowland clay river, that flows through Leicestershire, Derbyshire and Staffordshire before it reached the River Trent between Lichfield and Burton on Trent. The River Mease is designated as a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). Development in the River Mease catchment needs to be carefully managed to ensure that increased levels of phosphorus do not enter the watercourses due to changes or additional foul water or surface water draining into the River Mease in order to protect the River Mease SAC and SSI.

The River Mease Programme Board did adopt a Developer Contribution Scheme (DSC1 and DSC2), which enabled developers to pay a contribution towards mitigation projects throughout the River Mease catchment. The capacity of the Developer Contribution Schemes

has been used up, and the scheme is now over. South Derbyshire and Neighbouring Authorities are working with Natural England and the Environment Agency to better understand the implications and identify possible options for mitigation ensure sustainable development can proceed.

Within South Derbyshire this means that development in Overseal, Netherseal Lullington, Smisby and a small area in Boundary (near Woodville) could be affected. It should be noted that the Local Plan Part 1 Review, does not propose any allocations within the River Mease catchment.

Specific provision initiatives: Severn Trent have identified a number of projects to increase headroom at wastewater treatment works. These can be seen in the below table.

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.

Severn Trent Water stress that this places an absolute obligation upon themselves 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 Environment Agency 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, they are obliged to remedy the situation using their own resources.

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.

The Local Plan Part 1 Review includes a policy (Policy SD3) to ensure the Sustainable Drainage Systems 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.

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.

Due to the risk of exceeding water quality standards, appropriate measures would need to be place, as necessary before additional housing can be delivered. This is especially the case in the River Mease catchment area.

Non-developer funding sources: Various public and private bodies that are involved in water and flooding infrastructure. There is the possibility of some support from Derbyshire County Council as the Local Lead Flood Authority, although there are budget restraints which have to be taken into account.

Developer funding arrangements in place:

- Individual negotiations when determining 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

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Melbourne Flood Alleviation Scheme	Severn Trent, Derbyshire County Council, SDDC	20 million	Severn Trent		Completion expected 2030	Upgrade 1.1km of sewer network, with 500m of new surface water sewers and additional underground storage added to reduce flood risk to residents.
Coton Park Wastewater Treatment Plant – a quality scheme for phosphorous removal.	Severn Trent	3 million	Severn Trent		Severn Trent Asset Management Plan Period 8 (2025-2030)	
Dalbury Lee Wastewater Treatment Plan - – a quality scheme for phosphorous removal.	Severn Trent	2.5 million	Severn Trent		Severn Trent Asset Management Plan Period 8 (2025-2030)	

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Derby wastewater treatment works – delivery of scheme for provision of additional capacity at Derby wastewater treatment works	Severn Trent	10.5 million	Severn Trent		Severn Trent Asset Management Plan Period 8 (2025-2030)	
Drakelow – investigation at Drakelow wastewater treatment works for potential site closure and transfer of lows into Stanton- Derby wastewater treatment works	Severn Trent	Unknown	Severn Trent		Severn Trent Asset Management Plan Period 8 (2025-2030)	
Delivery of scheme for provision of additional	Severn Trent	15 million	Severn Trent		Severn Trent Asset Management	

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
capacity at Milton Wastewater treatment works					Plan Period 8 (2025-2030)	
Delivery of quality scheme at Overseal wastewater treatment works	Severn Trent	3.1 million	Seven Trent		Severn Trent Asset Management Plan Period 8 (2025-2030)	
Delivery of scheme for provision of additional capacity at Packington wastewater treatment works	Severn Trent	43.1 million	Severn Trent		Severn Trent Asset Management Plan Period 8 (2025-2030)	
Stanton - provision of additional capacity at wastewater treatment works	Severn Trent	Unknown	Severn Trent		Severn Trent Asset Management Plan Period 9/10	
Meeting optional Building regulation Standard (part	Developers	£50-70 per dwelling	On site.		2019 onwards	Requirement within the adopted Local Plan Part 1,

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
G) in respect of water quality.						carried forward into the Pre Submission Local Plan Part 1 Review. Costs vary depending on the fixtures and fittings used in development and the size of the property. Requirement to ensure delivery through Building Regulations.

Waste Infrastructure

Main providers/partners: South Derbyshire District Council, Derbyshire County Council

Existing capacity and recent provision: South Derbyshire District Council is a designated Waste Collection Authority (WCA) under the provisions of the Environmental Protection Act 1990 and is responsible for making arrangements for the collection of household waste within the District and commercial waste, when requested. Derbyshire County Council is a designated Waste Disposal Authority (WDA) and responsible for making arrangements for the disposal of household and commercial waste collected by the WCA. The WDA is also responsible for the provision of Household Waste Recycling Centres.

There is one household waste and recycling centre in South Derbyshire at Newhall, Swadlincote, provided by the WDA. This site is considered to be operating over capacity.

Bulky household waste can be removed by requesting such action by South Derbyshire District Council. The Council also offers a non-hazardous commercial waste collection service.

Clinical waste is also collected by the authority and transferred to an incinerator or a suitable disposal site. No incinerators for clinical waste are located in Derbyshire.

Specific provision initiatives: The Waste Strategy (2013-2026), 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 revised 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.

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. Food waste is collected separately weekly.

The only household waste and 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. There are capacity constraints surrounding the Council depot and options are being reviewed and

monitored. Vehicle provision will need to be increased with the growing district, as the Council is operating at capacity with existing vehicles.

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

Developer funding arrangements in place: Individual negotiations from planning applications

Delivery Schedule of Waste Infrastructure

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Development of household waste and recycling centre in Newhall to increase capacity	Derbyshire County Council	Unknown			Unknown	No costing information and timescales were provided by the County Council
Derby and Derbyshire Waste Treatment Facility at Sinfin Lane	Derbyshire County Council' Waste Contractor; 8 District/Borough	Unknown			Unknown	Derbyshire County Council stated that the future of the project is still to be decided

Transport Infrastructure

Main providers/partners: South Derbyshire District Council, National Highways, Derbyshire County Council, Department for Transport, Network Rail

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.

Parts of the Derby HMA experience significant levels of congestion. In particular, delays occur at the A38 Derby junctions and congestion is expected to be a growing problem at the A50/A38 and A50/A514 junctions. A Development Consent Order (DCO) was regranted on 17th August 2023 for the upgrade of three A38 Derby junctions (Kingsway, Markeaton, and Little Eaton), to alleviate congestion. The DCO was subject to a legal challenge, with the judge ruling in favour of the DCO. Funding for the A38 Derby Junction scheme is currently uncertain. The Department for Transport has consulted on the potential cancellation of the A38 Derby Junctions and A46 Newark Bypass Scheme. The position of all relevant public sector partners including EMCCA, Derby City Council and Derbyshire County Council is that the A38 improvements are necessary to unlock growth and must be funded. South Derbyshire District Council contributed to a coordinated response from EMCCA to DfT on this point.

The urban areas beyond the District boundary are badly affected by congestion, in 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. Within South Derbyshire the Woodville to Swadlincote Regeneration Route, providing an alternative route to passing through the A511/A514 'Tollgate' roundabout in Woodville was completed in December 2021.

Derbyshire County Council submitted a planning application to its own planning team and to Derby City Council for a new road with a parallel pedestrian and cycleway and a new A50 junction. Development has commenced. The development will serve the proposed Infinity Garden Village, comprising housing, employment and supporting infrastructure, on the southern fringe of Derby City. The planning permission has lawfully commenced.

The Nottingham/Derby to Birmingham and Derby to Crewe railway lines run through the District, with small stations at Hatton and Willington. The service stopping at Hatton station is operated by East Midlands Railway, whilst that using Willington station is operated

by Cross Country. The nearest station to Swadlincote is at Burton upon Trent. Railway lines currently used purely for freight also pass through the northern and southern parts of the District.

HS2 phase 2b, which proposed to connect Birmingham to Leeds (and was to run through Leicestershire, to the east of the District), was cancelled by Central Government in October 2023.

Establishing a passenger rail service along the Ivanhoe line, which passes through the south of the District connecting Burton upon Trent to Leicester, with potential stops at Drakelow and Castle Gresley, was one of 12 projects to receive funding under the Government programme 'Restoring Your Railway'. Network Rail submitted an outline business case to Government in early 2024. The programme however was cut by Labour in 2024. Local MPs and the National Forest Company are continuing to promote the Ivanhoe Line.

South Derbyshire is relatively well served by airports, with Nottingham 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. A bus service linking Burton-on-Trent to East Midlands Airport via Swadlincote, Ashby de la Zouch and Melbourne, running on an hourly basis between 4:05am and 22.38pm (the earliest time of departure and the latest time of arrival at Burton-on-Trent) was established in late 2019, operated by Midland Classic.

Regular bus services run through the District, providing connections to Swadlincote, Derby, Burton-on-Trent and Ashby de la Zouch, although rural areas, including parts of the north-western, north eastern and southern parishes, are less well provided for. Derbyshire Connect (shopping), Derbyshire Connect Access (Health) and school bus services help mitigate this to some degree, but are limited in frequency and/or destinations served.

Strategic provision initiatives:

Derbyshire County Council began implementation of their Local Transport Plan 3 in 2011 (2011-2026).

The East Midlands Combined Authority (EMCCA) is the Local Transport Authority responsible for developing a single long term transport strategy in the form of a region wide Local Transport Plan. EMCCA have been working with Derby City, Derbyshire County, Nottingham City and Nottingham County Council to develop the plan. Between 17th November 2025 and 8th February 2026, a vision for the Mayor's Transport Plan' was consulted upon. Once adopted the Mayor's Transport Plan will replace the Local Transport Plan 3 (and Derby City, Nottingham City and Nottinghamshire County Council Local Transport Plans), with a single integrated plan.

The County Council's Rights of Way Improvement Plan 2012-2017 sets out proposals for footpaths and other public rights of way, whilst the County Council's Greenways Strategy identifies the potential for developing a network of greenways across Derbyshire. Derbyshire County Councils Key Network, identify the most important routes in the County to be established or improved.

The East Midlands Airport Sustainable Development Plan (2026) *“outlines the strategic framework for the airport’s long-term operation and growth. It ensures the airport leverages the expanding international aviation sector while maintaining a responsible, community-focused business approach. The SDP presents a clear, current vision for growth, detailing our commitment to running the airport sustainably and minimising its environmental impact.”*¹

Underlying Demand Trend: There is a general trend of increasing travel demand, resulting in growing volumes of movement on the transport network.

Delivery Schedule of Transport Infrastructure

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Walton on Trent Bypass/new bridge over the River Trent	SDDC/ Derbyshire County Council/ Developers	30m	Developer contribution		Planning permission granted and currently under construction.	The bridge is close to completion and is anticipated to be complete during the Local Plan examination process.
A38 junction improvements	Highways England	600m	Highways England		Unknown	The Department for Transport has consulted on the potential cancellation of the

¹ East Midlands Airport Sustainable Development Plan 2026, page 4. [ema_sustainability-report_feb-2026.pdf](#)

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
						A38 Derby Junctions and A46 Newark Bypass Scheme. The position of all relevant public sector partners including EMCCA, Derby City Council and Derbyshire County Council is that the A38 improvements are necessary to unlock growth and must be funded. EMCCA have made representations to DfT on this point following input from SDDC and other partners. Due to this uncertainty, the estimated timescales are unknown.
Woodville Swadlincote	DCC	13.5m	6.4m Local Growth Fund S106 £0.73m		Complete December 2021	

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Regeneration bypass						
South Derbyshire Integrated Transport Link: Phase 1	DCC/ Derby City/ SDDC/ Developers	90m (for the element within STRA1 and necessary for the delivery of STRA1). The funding for the remainder is unknown at this time.	The public sector partners are working collaboratively and are at an advanced stage in assembling the funding package required to deliver the new A50 grade separated junction and link road. Objections to the Compulsory Purchase Orders have now been withdrawn, and the scheme is therefore progressing positively towards determination by the Secretary of State. Subject to the Secretary of State's decision and confirmation of the final funding arrangements, the partners are working	20m	Complete 2029	

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
			towards a summer 2027 start on site. The funding package includes an element of public sector forward funding, which is expected to be recouped through private sector contributions. The relevant funding bodies are aligned in principle, and work is continuing collaboratively to close out the remaining funding and delivery matters.			
South Derbyshire Integrated Transport Links phase 2	DCC/ Derby City/ SDDC/ Developers	Unknown	Unknown	There is no funding gap for the element linking the A38 to the west with the A516	Unknown	The South Derby Integrated Transport Link Phase 2 would connect the A38 junction at Rykneld Road with Phase 1. Together, phases 1 and 2 would provide

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
				which is fully developer funded which is immediately to the west of phase 2.		a complete highway connection between the A38 and the A50. Although Phase 2 will not be required to mitigate the traffic impacts of currently proposed new development, the indicative alignment is protected to serve any growth in travel demand beyond the plan period that cannot be satisfactorily mitigated by other means.
Greenway at Drakelow Park	SDDC, Derbyshire County Council, Developers	Fully developer funded and a requirement of the S106 agreement	S106 – provision on site		S106 requirements: • No occupation of dwellings on phase where greenway is to pass	S106 requirement - Drakelow Park (Policy H6)

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
					unless Greenway Programme and Specification agreed with DCC • Developers shall complete Greenway for relevant phase in accordance with approved Greenway Programme and Specification for that phase	
Provision of Bus Service between Drakelow Park (Policy H6) and Burton upon Trent town centre	SDDC, Arriva, DDC	Fully developer funded	S106 contributions		Spring 2027 following the completion of the spine road at Drakelow Park	S106 requirement - Drakelow Park (Policy H6)

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Provision of bus service at Newhouse Farm (H19)	DCC, developers, Bus provider	Developer maximum contribution £750,000	S106		S106 requirement: procure the commencement of the bus service prior to the occupation of more than 500 dwellings.	
Swarkestone Causeway Bypass	DCC	Unknown	Unknown	Unknown	Unknown	
Swadlincote bus station improvements	Derbyshire County Council. East Midlands Combined Authority, Local Authority for the East Midlands	£670,000	Government funding		Complete and open April 2026	
Transport Mobility Hub at Boulton Moor (Policy H13)	SDDC, Derby City, Developers	Unknown	On site provision		S106 requires within 2 years of Reserved Matters for the Transport Mobility Hub to implement the	Reserved matters planning permission granted (DMPA/2024/1495). Outline DMPA/2021/1687

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
					requirements of the Transport Mobility Hub Plan and comments operations in accordance with the Transport Mobility Hub Management Plan.	
Pedestrian link bridge over A6 To the Triangle at Boulton Moor (Policy H13)	SDDC, developers	Unknown	S106, provision on site		S106 – to construct the pedestrian link bridge prior to the occupation of 500 market dwellings. Application under consideration to provide the footbridge.	Pending planning application DMPA/2024/0727
Provision of a footpath leading to the boundary of Granville Academy	SDDC, developers	Unknown	Onsite		Planning condition 15 requires the installation prior	Planning permission DMPA/2020/0422

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
from Broomy Farm (H4)					to the occupation of 85% of the dwellings approved within phase	
Potential re-establishment of passenger rail services on the Ivanhoe Line		Unknown	Unknown	Unknown	Unknown	See comments regarding the Ivanhoe Line within Transport Infrastructure section above.
Primary Vehicle Access via a new junction on the A50 and junctions via Infinity Park Way	SDDC, developers, Derbyshire County Council, Highways Authority, National Highways	£90m	S106 EMCAA The public sector partners are working collaboratively and are at an advanced stage in assembling the funding package required to deliver the new A50 grade separated junction and link road. Objections to the Compulsory Purchase Orders have now been withdrawn, and the	£20m	Phasing Plan will be required as future planning permission. Policy requires no phase of development shall be occupied until the necessary access points have been provided to service that phase.	Planning permission granted for new A50 junction. Permission started.

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
			scheme is therefore progressing positively towards determination by the Secretary of State. Subject to the Secretary of State's decision and confirmation of the final funding arrangements, the partners are working towards a summer 2027 start on site. The funding package includes an element of public sector forward funding, which is expected to be recouped through private sector contributions. The relevant funding bodies are aligned in principle, and work is continuing			

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
			collaboratively to close out the remaining funding and delivery matters.			
19 EV charging points at Broadman Industrial Estate unit 1 (usage Council EV Fleet)	SDDC	Unknown	SDDC Government grants		Completion expected 2026	
6 EV charging points at Broadman Industrial Estate Unit 2A (usage Council EV Fleet)	SDDC	Unknown	SDDC Government grants		Completion expected 2026	
12 EV charging points at Rowley Court, Swadlincote (usage Council EV Fleet)	SDDC	Unknown	SDDC Government grants		Completion expected 2026	
4 EV Charging points at Civic Centre (usage Council EV Fleet)	SDDC	Unknown	SDDC Government grants		Completion expected 2026	
3 EV charging points at Rosliston	SDDC	Unknown	SDDC Government grants		Completion expected 2026	

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Forestry Centre (usage public and Council EV Fleet)						
Improvement schemes around the A511/Stenson Road junction	Derby City	Unknown	S106		Unknown	S106 contributions from Housing development H16: Primula Way
Footway/cycleway improvements on the eastern side of Stenson Road between Primula Way and Southcroft junction	Derby City	Unknown	S106		Unknown	S106 contributions from Housing development H16: Primula Way
Walking and cycling improvements within the Stenson Road corridor	Derby City	Unknown	S106		Unknown	S106 contributions from Housing development H16: Primula Way

Energy Infrastructure

Main providers/partners: South Derbyshire District Council, National Grid

Existing capacity and recent provision: Derbyshire Spatial Energy Study has been produced to understand the current situation and future of Derbyshire energy system. As of 2022, Derbyshire consumes 4,547 GWh of electricity and 10,046 GWh of heat energy annually. Electricity is primarily met by the national electricity grid, which is supplied by generation assets from across the county. Heat demand is primarily met by the national gas grid, although 6% of properties within the County are off gas grid.

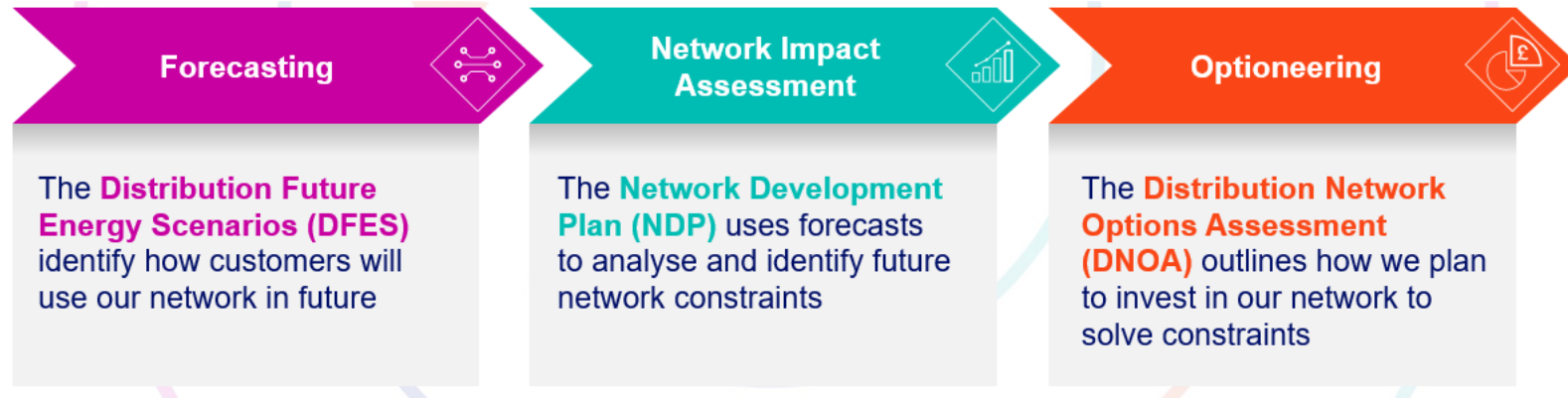
Energy consumed in Derbyshire is now largely sourced from outside of the region, with energy generated within Derbyshire now largely from renewable or low carbon sources. Electricity generation in Derbyshire totalled approximately 270.5 MW in 2021, comprised of solar PV (76.2%), onshore wind (10.3%), and energy from waste (10%). There are a number of planned energy projects in Derbyshire, including large scale ground-mounted solar PV, battery storage systems, and energy from waste sites.

Oaklands Farm Solar Park is a Nationally Significant Infrastructure Project. The project covers approximately 191 hectares between Rosliston and Walton on Trent and will deliver approximately 140MW of solar generation and 37.5MW of battery storage, supplying renewable electricity equivalent to the needs of 35,000 households. A Development Consent Order by the Secretary of State for Energy Security and Net Zero in June 2025. Construction is scheduled to commence in 2026.

The Derbyshire distribution network is relatively unconstrained in comparison to the UK average, demonstrating some capacity for development. Key areas with significant generation headroom include the City of Derby and the surrounding area – including Erewash and Amber Valley – as well as Chesterfield and nearby locations in North East Derbyshire. More rural districts have greater generation constraints.

The Government is committed to achieve net zero by 2050. The shift towards the electrification of low carbon technologies in both domestic settings (heat, electric vehicles, retrofit), and industrial processes is critical to achieving this goal, and National Grid Electricity Distribution (NGED) is playing a crucial role in meeting this commitment through reinforcement of the electricity distribution network. This reinforcement will build in the capacity that is required to meet the growing demand for electricity.

NGED's network investment planning process is a strategic approach to investing in the electricity network, ensuring that it can meet future demand in the right place, at the right time while ensuring good value for money for customers.



To ensure NGED can provide the network that South Derbyshire need, the Council will engage with this process. South Derbyshire will provide data and insights of the growth ambitions for the area, and local projects. This feeds into the Distribution Future Energy Scenarios. NGED use this information to forecast the future requirements on the electricity network and decide when and where to invest. This ensures that they are able to strategically plan to provide sufficient network capacity as the country transitions to net zero. Following the forecast of future demand, NGED publish Network Development Plans which show where and when network reinforcement is needed. These plans are updated bi-annually, and can be viewed on the NGED DSO website.

It should be noted that through the Regulation 19 consultation National Grid Electrical Distribution responded that Policy STRA1 and STRA2 does not safeguard the overhead powerlines which run through the sites. The Regulation 19 addendum consultation addresses this, by including a policy requirement regarding the existing overhead electrical lines at STRA1 and STRA2.

Specific provision initiatives: National Grid is currently proposing the Chesterfield to Willington proposed Nationally Significant Infrastructure Project. Chesterfield to Willington is a proposal to upgrade the electrical transmission network via a new high voltage electricity transmission line and associated works in Derbyshire. The proposal is part of The Great Grid Upgrade, the largest upgrade of the electricity network in England and Wales in generations. The project is of national significance and requires a Development Consent Order. The project has just completed its stage 2 consultation (March -April 2026) and the Development Consent Order is expected to be submitted in 2027.

Underlying Demand Trend: Future energy scenarios developed for Derbyshire suggest that energy demand will increase as a result of 9% increase in population and 100% increase in housing between 2022-2040. Further increases in energy demand would be expected as associated nondomestic (id commercial and industrial) development occurs.

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

Developer funding arrangements in place: Individual negotiations from planning applications in terms of Section 106

Delivery Schedule of Energy Infrastructure

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
National Grid Chesterfield to Willington Nationally Significant Infrastructure Project	National Grid	Unknown	National Grid		2027 Development Consent Order application submission 2027-28 Examination and decision 2029 Construction starts 2031 Fully operational	Further information can be found on the following webpage: Chesterfield to Willington National Grid

Communications Infrastructure

Main providers/partners: South Derbyshire District Council, Derbyshire County Council, Building Digital UK

Existing capacity and recent provision: As of 2026 South Derbyshire sites at 99.04% superfast coverage, 95.05% Full Fibre coverage and 95.26% Gigabit coverage. This is above the UK average of 98.5% superfast coverage, 84.7% Full Fibre and 90.8% Gigabit coverage.

Specific provision initiatives: Digital Derbyshire was a multi-million pounds partnership led by Derbyshire County Council, BT, and was supported by the UK government, D2N2 Local Enterprise Partnership and the European Regional Development Fund to improve broadband around the county. 97% of homes and businesses in Derbyshire can now access speeds of at least 24Mbps per second.

The Derbyshire Digital Connectivity Strategy aims to support Derbyshire County Councils goal of achieving 100% broadband coverage throughout Derbyshire. The Strategy will work towards the Governments ambition for gigabit broadband to be available nationwide by 2032, with coverage provided to at least 99% of premises². Derbyshire County Council are working with Building Digital UK to deliver Project Gigabit. This project aims to deliver gigabit capable fibre to Derbyshire. South Derbyshire should see 2400 premises benefiting from this programme.

Non-developer funding sources: Derbyshire County Council, Private Communication Companies

Developer funding arrangements in place: Individual negotiations from planning applications in terms of Section 106. Derbyshire County Council has highlighted the delivery of Broadband as a key priority in its Developer Contributions Protocol. In December 2022, government amended the building regulations 2020 to mandate the installation of gigabit ready infrastructure and gigabit- capable connections to new builds.

² Source: <https://commonslibrary.parliament.uk/research-briefings/cbp-8392/>

Delivery Schedule of Communications Infrastructure

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Project Gigabit	Derbyshire County Council, Gigabit Voucher Scheme	Project includes the Gigabit Voucher Scheme: £1,500 per home and £3,500 per business (increased to £4500 and £4,500 respectively in hard to reach locations)	Government Broadband Voucher Scheme and Derbyshire County Council		Ongoing	

Sports, Recreation, Open Space and Social Infrastructure

Main providers/partners: South Derbyshire District Council

Existing capacity and recent provision:

The District currently has 4.07 hectares of green space per 1,000 people (above the national average of 3 ha per 1000 population³). However, despite significant deficiencies exist in certain area, particularly in Stenson, Woodville, Midway, Repton, Melbourne and Etwall wards.

Field in Trust Green Space Standards (2015) sets out a minimum recommendation that for every 1000 people there should be 3.2 hectares of accessible informal outdoor space (Parks and Gardens, Amenity Green Space and Natural and Semi-natural Green Space. The district has 3.26ha per 1000 population (2.57 ha per 1000 without Elvaston Country Park and Rosliston Forestry Centre).

The current level of equipped play space provision is 0.11ha per 1000, which is less than half that recommended by the Field in Trust (0.25ha per 1000).

There are 33 allotments sites within the District, some managed by South Derbyshire District Council, other managed by Parish Councils. The National Allotment Society recommends 0.5ha per 1000 population. SDDC current level of allotment provision is 0.17ha per 1000 population, significantly below this level.

Approximately 35% of accessible green space (by area) is managed by South Derbyshire District Council, 16% by Derbyshire County Council, 15% by Parish Councils and the remaining one third by others (including management companies, churches and community based organisations/charities).

In 2025 South Derbyshire has achieved six Green Flag awards (Maurice Lea Memorial Park, Cadley Park, Eureka Park, Swadlincote Woodlands Newhall Park and Church Gresley Cemetery).

³ Fields in Trust (2024) – Green Space Index

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. There is a need for additional burial space to meet future demand.

Swadlincote market operates on Tuesdays, Fridays and Saturdays.

There are a number of cultural and leisure facilities, including four libraries (Etwall, Melbourne, Swadlincote and Woodville) and two leisure centres (Etwall and Swadlincote), the management of which the Council outsources.

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.

Specific provision initiatives: The Green Space Strategy has been adopted by the Council.

The Council will endeavour to identify projects and plans to deliver the recommendations and shortfalls identified within the Built Facilities Strategy and Playing Pitch Strategy.

Planning Permission has been granted for a new Leisure Centre and Office development within Swadlincote, to replace Green Bank Leisure Centre.

Underlying Demand Trend:

There is a need for additional burial space to meet future demand.

The Councils Green Space Strategy, Playing Pitch Strategy and Built Facilities Strategy has highlighted a number of deficiencies across the District in terms of existing provision.

Non-developer funding sources: Sport England, National Lottery, Football Foundation, private clubs/associations.

Developer funding arrangements in place: Individual negotiations from planning applications in terms of Section 106 contributions

Delivery Schedule of Sports, Recreation, Open Space Infrastructure

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Enhancement of visitor facilities at Rosliston Forestry Centre	SDDC	Unknown	SDDC/ S106		TBC	
Elvaston Castle restoration project	DCC/ SDDC / Friends of Elvaston Castle	Unknown	TBC		TBC	
New leisure centre and office development within Swadlincote	SDDC	£59m	SDDC		2026 – Spring 2028	Planning application approved (reference DMPA/2025/1723).
Replacement sports pavilion at Maurice Lea Memorial Park	SDDC	£1.25m	SDDC / S106		TBC	
Replacement sports pavilion at Eureka Park	SDDC	500k	SDDC / S106		TBC	
New changing rooms at Newhall Park	SDDC	150K	SDDC / S106		TBC	
New changing rooms at Woodhouse Recreation Ground	SDDC	200K	SDDC / S106		TBC	
Refurbishment / change of use of the toilet block at	SDDC	100K	SDDC / S106		TBC	

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Swadlincote Woodlands						
Improvement to facilities at Etwall Leisure Centre	SDDC	unknown	SDDC / S106		TBC	
Replacement of artificial Grass Pitch at Etwall Leisure Centre	SDDC	£400k	SDDC / S106		TBC	
Multi-Use Games Area (MUGA) and Neighbourhood Equipped Area for Play (NEAP) at Newhouse Farm (Policy H19)	SDDC, developers		S106 (provision on site)		May 2027	Planning permission granted DMPA/2024/0524
Provision of Leap and Lap at Woodville Regeneration Area (E6)	SDDC, developers		S106 (provision on site)		Delivery timescales set out within S106	Outline DMPA/2019/0931.
LEAP at Broomy Farm (Policy H4)	SDDC, developers	Unknown	S106 (provision onsite)			Permission DMPA/ 2020/0422. Nonmaterial amendment DMOT/2024/0467
Two LEAPS and three NEAPS, woodland, Sunken Gardens at the Drakelow Park	SDDC, developers	Unknown	S106 (provision onsite)		S106 requirement Provision in accordance with an	

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
development (Policy H6)					approved open space strategy for the phase.	
Community Centre development comprising of 650 sqm building and sports pitches at Newhouse Farm (Policy H19)	SDDC, developers		S106 – provided on site		May 2027	Planning permission granted DMPA/2024/0524
Provision of two LEAPs and one NEAP on site at Primula Way	SDDC, developers		S106 – provided on site		Delivery timescales set out within S106	
Provision and/or enhancement and/or maintenance of outdoor sports facilities that promote active wellbeing, physical activity and within the Infinity Garden Village development	SDDC, developers		S106		Unknown	S106 contributions from Housing development H16: Primula Way
Provision of open space at Land at Church Street (H3)	SDDC, developers	Unknown	S106 (onsite)		S106 requirement: make available prior to the	

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
					occupation of the 150th dwellings.	
Creation of allotments, informal open space at Boulton Moor (Policy H13)	SDDC, developers	Unknown	S106 (provision onsite)		March 2027	Planning permission granted DMPA/2019/1119
Creation of Playing pitches, sports pavilion, ancillary car parking at Boulton Moor (Policy H13)	SDDC, developers	Unknown	S106 (provision onsite)		June 2027	Planning permission granted DMPA/2019/1119
Community Centre at Boulton Moor (Policy H13)	SDDC, developers	Unknown	S106 (onsite)		S106 requirements: To be built within one year of written notice from SDDC requiring the community centre to be built such notice to be served prior to the occupation	Outline permission granted (DMPA/2021/1687)

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
					of 800th dwellings.	
Local Centre (including community building at Drakelow Park)	SDDC developers	Unknown	S206 (onsite provision)			
Provision of a LEAP at William Nadin Way, Swadlincote, Site D	SDDC, developers	Unknown	S106 (onsite provision)		S106 requirement: LEAP and Public Open Space Works shall be available prior to occupation of more than 75% of the dwellings and prior to the occupation of any dwelling adjacent to the Public Open Space or LEAP	
Leap at Kings Newton Lane, Melbourne	SDDC, developers	Unknown	S106 (onsite provision)		S106 requirement – make the Public Open	Outline permission DMPA/2025/0438

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
					Space (including LEAP) available to the public prior to the occupation of more than 75% of dwellings and prior to the occupation of any dwelling which is adjacent to the Public Open Space/LEAP	
Provision and/or enhancement and/or maintenance of community built facilities that promote wellbeing, sport and community engagement within the IGV development and/or engagement	SDDC, developers	Unknown	S/106 contribution			S106 contributions from Housing development H16: Primula Way

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
with the IGV development/or towards the enhancement of Stenson Fields Community Centre						

Health and Emergency Services Infrastructure

Main providers/partners: South Derbyshire District Council, Derbyshire County Council, NHS Derby and Derbyshire Integrated Care Board, East Midlands Ambulance Service, Derbyshire Fire and Rescue Service, Derbyshire Constabulary and Derbyshire Probation Service

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, Swadlincote, Willington and Woodville.

The ambulance service covers Derbyshire, Leicestershire, Rutland, Lincolnshire, Northamptonshire and Nottinghamshire providing urgent 999 care and patient transport services.

Derbyshire Constabulary has a police station in Swadlincote plus a team office in Melbourne and Hilton.

The District has two fire stations, one at Swadlincote and one at Melbourne. Currently Swadlincote has two fire engines, staffed by 2 whole time watches and one on-call unit, and Melbourne with one fire engine.

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 consider 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 are 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. Derbyshire Fire and Rescue Service calculate the cost of installing a 32mm mains water riser at approximately £26 per dwelling.

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 therefore be great pressures on maintaining and producing new infrastructure to meet the growing needs of South Derbyshire as the development strategy increases the number of homes in the District.

Where a proposed development will produce extra demand on local healthcare provisions beyond the capacity of the existing provision developer contributions may be sought to meet the arising need. The Derby and Derbyshire Integrated Care Board are consulted on all major planning applications that are submitted to the Council. The formula for calculating contributions towards healthcare infrastructure is set out within South Derbyshire Supplementary Planning Document: Planning Obligations: A guide for Developers and Applicants.

The NHS Derby and Derbyshire Integrated Care Board have been consultees in the production of the Local Plan and have informed the requirements for health provision in the Local Plan Part1 Review.

Non-developer funding sources: NHS Derby and Derbyshire Integrated Care Board, East Midlands Ambulance Service, Derbyshire Fire and Rescue Service, Derbyshire Constabulary and Derbyshire Probation Service.

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

Delivery Schedule of Heath and Emergency Infrastructure

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
New healthcare provision at Newhouse Farm development (Policy H19)	SDDC, NHS Derby and Derbyshire Integrated Care Board, Developers	Business Sensitive Information	S106, NHS capital and GP Contractor capital.	No capital funding gap	Estimated to commence in 2027/28.	Planning application expected.

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
New healthcare facility at Drakelow Park (Policy H6)	SDDC, NHS Derby and Derbyshire Integrated Care Board, Developers,	£1,726,660 S106 capital, additional capital is business sensitive.	S106, NHS capital and GP Contractor capital.	No Capital funding gap.	S106 agreement – no more than 1200 dwellings shall be occupied until such time as the Healthcare facility is certified practically complete specifications.	In line with the S106 Agreement a notice has been given to the site owners that a healthcare facility should be provided on site. The New health facility will be a branch of Newhall Surgery.
Redevelopment of Sinfin Health Centre	SDDC, NHS Derby and Derbyshire Integrated Care Board, Developers,	£5m (£2m requested contribution from Development at STRA1)	S106 and NHS capital	TBC	We anticipate starting to plan for the development in 2007/28 subject to approval of capital. The scheme is likely to be developed over a number of phases.	Policy STRA1 (addendum) requires the provision of appropriate scale healthcare to meet the needs to the new community. It is expected to comprise a refurbished Sinfin Health Centre.

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Extension to or construction of a new building at Village Surgery, Hollybrook Medical Centre (or any other Aspiro Healthcare branch sites in the vicinity of the development) and/or Lister House Surgery	SDDC, NHS Derby and Derbyshire Integrated Care Board, Developers	Unknown	S106		Unknown	S106 contributions from Housing development H16: Primula Way

Education Infrastructure

Main providers/partners: South Derbyshire District Council, Derbyshire County Council, Department for Education, Multi-Academy Trusts.

Existing school capacity and recent provision:

There are currently four secondary schools in South Derbyshire. In terms of primary education, there are 42 primary phase schools in the District, comprising of 6 Infant/Infant and Nursery phase schools, 5 Junior schools and 31 Primary schools. There is a further primary school set to open from September 2026 at Drakelow Park which will bring the total to 32 primary schools/43 primary phase schools in the district. There is also a South Derbyshire Support Centre for children aged 5-16 and an Adult Community Education Centre, which is in Swadlincote. Site and funding towards a primary school to serve the development at New House Farm has secured support from the Department of Education and with an intended delivery date of 2027/2028.

Early Years provision and demand:

The population of children aged 0 – 4 years old in South Derbyshire District is approximately 6,380, which is around 17% of the early years' population of the whole county of Derbyshire.

Early years childcare provision in South Derbyshire is a diverse mix of all year round and term time only provision, consisting of 46 group care providers (day nurseries, pre-schools and independent schools), 40 schools/academies offering nursery provision and 54 childminders. Between 2025 and 2026 the local authority supported four childcare providers in South Derbyshire District with funding to allow them to expand, creating an additional 69 full time childcare places for children aged two and under in areas where there was a need for additional places.

There are a number of early years entitlements for children aged 9 months to 4 years which allow parents to access funded childcare. It is estimated that 83% of families in South Derbyshire are eligible for the working family entitlements which allow parents to receive up to 30 hours of funded childcare per week. Approximately 20% of families in South Derbyshire are entitled to the Early Learning for Twos childcare offer supporting children from lower income families to access 15 hours of funded childcare.

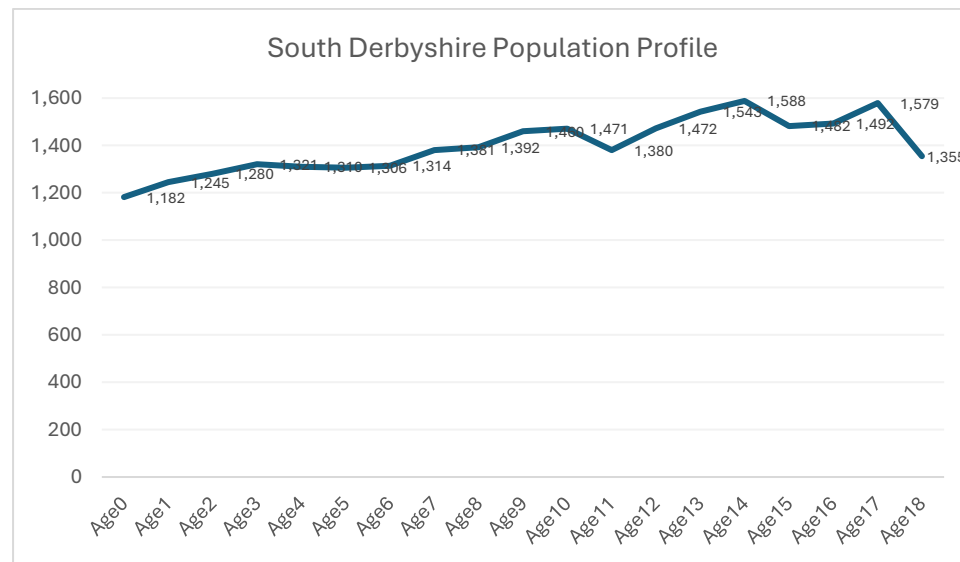
Derbyshire County Council runs one Childrens/Sure Start Centre, in South Derbyshire, at Woodville.

Specific provision initiatives:

There are a number of modernisation schemes currently underway to improve the condition of schools in South Derbyshire. In terms of major projects Mercia Academy, Newhall Junior School and St Edward's Catholic Academy are all included in the delivery of replacement accommodation through the Department for Education's Priority School Buildings Programme.

Underlying Demand Trend:

The current snapshot of population data within South Derbyshire (31st August 2025 and shown in the graph below) continues to indicate a slight decline in birth rates noticed throughout the whole of Derbyshire (and nationally). The largest cohorts are currently in the Secondary Phase with smaller primary and pre-school cohorts following behind. However, it is expected (based on recent trends) that there will be movement year on year with additional numbers entering the school system through the impact of housing and in-migration to South Derbyshire. A number of new primary schools have been built in recent years to meet local demand from housing developments. It has been established that there is a need for at least one new secondary school 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 secure the site for the additional secondary school and to establish funding arrangements.



Non-developer funding sources for education:

Central Government Capital Maintenance grant, Central Government Basic Need funding, Central Government Free School programme (now closed). It should also be noted that academies can secure funding directly from Central Government for expansions and improvements.

Delivery Schedule of Education Infrastructure

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
New Secondary School at Infinity Graden Village	Derbyshire County Council, SDDC, Developers	Approx £40M. Note that this is as advised by Department for Education and will continue to increase over time.	Existing and future S106 agreements. Including STRA1, STRA2, FLG1 and H15	Up to £25M is already secured. The maximum funding gap is anticipated to be £27M and is likely to be lower than this.	The project was cancelled from the Department for Education Free Schools programme. New funding and timescales to be determined.	Contributions to secondary education to be calculated in accordance with Derbyshire County Council's 'Developer Contributions Protocol'.
New two form entry Primary School Drakelow	Derbyshire County Council, SDDC, Developers	£9M + (estimated)	Direct provision of school by developer of Policy H6.		Opening to Nursery and Reception September 2026	
New Primary School at Newhouse Farm (Policy H19)	Department for Education	Unknown. Costed by Department for Education	S106 secured for site and partial contribution. Delivery and part-funding through	Funding gap to be met by Department for Education	To be advised by Department for Education.	A successful application was made to the Department for Education Wave 13 Free Schools

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
			Department for Education Free Schools Programme			Programme. The new primary school will be built by the Department for Education and run by the Derby Diocesan Academy Trust
One form entry Primary School at Boulton Moor (Policy H13)	SDDC, Derbyshire County Council, Developers		S106 (on site provision)		Complete	Opened September 2021
New primary school at Wragley Way (Policy H15)	SDDC, Derbyshire County Council, Developers	£12M +	Potential direct developer build		In accordance with S106 agreement once signed	To include 52 place nursery.
Three classroom extension – Eureka Primary School	SDDC, Derbyshire County Council	£2M	Secured S106	Any funding gap to be met by central Basic Need funding	Completion scheduled for academic year 2026/27	
Rebuild of William Allitt School	SDDC, Derbyshire County Council	Refer to Department for Education	Department for Education Priority Schools Rebuilding Programme		Completion planned for availability academic year 2027/2028	Planning permission granted (DMPA/2025/0428)

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Redevelopment of Newhall Community Junior School	SDDC, Derbyshire County Council	Refer to Department for Education	Department for Education Priority Schools Rebuilding Programme		Completion planned for availability academic year 2027/2028	Planning permission granted (DMPA/2025/0428)
Additional specialist education infrastructure to support SEND pupils across the district.	Derbyshire County Council, Multi-Academy Trusts.		Developer contributions will be used to complement core education funding.		Ongoing	Contributions will be sought for all residential developments of 100 dwellings or more, as per Derbyshire County Council's 'Developer Contributions Protocol'.
Additional school places at John Port Spencer Academy or towards an alternative local school or a new secondary school for South Derbyshire	SDDC, Derbyshire County Council	Unknown	S106		Unknown	S106 contributions from Housing development H16: Primula Way

Environmental Infrastructure

Main providers/partners: South Derbyshire District Council, Parish Council, 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

There are several designated SSSI in South Derbyshire – Calke Park, Carvers Rocks, Hilton Gravel Pits, Ticknall Quarries, the River Mease (which is also an SAC) and Dimminsdale, which partly falls within South Derbyshire. There is one National Nature Reserve (Calke Park), four Local Nature. There are 161 Local Wildlife Sites in South Derbyshire:

- 60 LWS under positive management
- 32 LWS in favourable condition
- 43 LWS in unfavourable-maintained condition
- 14 LWS in unfavourable-recovering condition
- 42 LWS in unfavourable-declining condition
- 30 sites with unknown condition

Part of South Derbyshire is located within The National Forest, which spans 200 square miles of the Midlands, across parts of Derbyshire Leicestershire and Staffordshire.

There are 5 historic gardens in South Derbyshire. These are Calke Abbey, Bretby Hall, Melbourne Hall, Swarkestone Old Hall and Elvaston Castle.

There are 22 Conservation Areas in South Derbyshire and 712 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.

The historic Trent and Mersey Canal, which opened in 1771, runs through the north of the District. The Derby & Sandiacre Canal, which closed during the 1960s, ran from the Trent & Mersey Canal at Swarkestone to Sandiacre on the Erewash canal, with a branch to the river Derwent in Derby city centre. The Derby & Sandiacre Canal Trust aims to restore the canal to a fully navigable route with an associated multi-user towpath.

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.

Specific provision initiatives: None Identified

The Lowland Derbyshire Biodiversity Action Plan (2011-2020) holds all data on biodiversity and relates to combating the ecological issues in the area.

Derbyshire Local Nature Recovery Strategy identify's locations that would provide the greatest benefit for nature and wider environment through targeted actions for habitat recovery and investment.

The National Forest vision is 'a landscape whose identity is shaped by trees, with happier and healthier communities, thriving wildlife, cleaner air and water and more sustainable business'. The National Forest works with Local Planning Authorities within the National Forest and developers to make sure that development (which meets a criteria) in the Forest contributes towards the National Forest vision of 33% forest cover.

Non-developer funding sources: Derbyshire County Council

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

Delivery Schedule of Environmental Infrastructure

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Restoration of the Derby and Sandiacre Canal encompassing route from Swarkestone to Shelton Lock Canals	Derby and Sandiacre Canal Trust	£1,500,000	Onsite	Unknown	Unknown	Funding gap; ownership; planning permission are all constraints
Designation of Penkridge Road (Tile Brake) as a LNR	SDDC, BCTV, BCV, Heaths	<£75,000	SDDC		1-2 years implementation, ongoing	
Land at Ashby Road, SDDC Owned Habitat Bank	SDDC, BCTV, BCV, Heaths, Lease Holder	Initial Costs >£30,000 Profit Making	SDDC		1-2 years implementation, 30 year Management Plan	
Designation of Sandholes and Old Hall Meadows as LNR	SDDC, BCTV, BCV, Heaths	Minimal, Officer Time	SDDC		1-2 years implementation, ongoing	
SDDC are to agree S106 with two habitat banks Land East of Broad Lane,	SDDC, CSX Carbon, The Habitat Bank	£5000	SDDC		1 year	SDDC agreeing S106 for creation of two habitat banks sites and their monitoring.

Project	Delivery Partners	Estimated costs	Potential source of funding	Funding gap	Estimated timescales	Notes
Thulson & Marston Meadows, Marston on Dove provided by Land East of Broad Lane, Thulson						Sites will go onto Natural England register.
Listed building works at Drakelow Park (Policy H6)	SDDC, developers	Unknown	S106 requirement – on site		In line with requirement of the S106 agreement	S106 linked to permission DMPA/2024/1460

Conclusion

The Strategic Allocations have a clear schedule of infrastructure provision to enable their delivery which is viable. This IDP is a live document which will be updated as additional information becomes available such as funding arrangements from national government including for the A38 Junction improvement works.