1.0 **Introduction**

1.1 This Infrastructure Delivery Plan (IDP) has been undertaken to inform Bassetlaw’s draft Local Plan. IDPs are living documents which will need to be kept under review.

1.2 The term ‘infrastructure’ covers a wide range of services and facilities provided by public and private organisations. The definition of infrastructure is outlined in section 216(2) of the Planning Act 2008 (as amended). At this stage the Bassetlaw IDP has addressed the following infrastructure types – these reflect the infrastructure requirements of the draft Local Plan. These are broken down into physical infrastructure, green and blue infrastructure and community infrastructure:

**Physical infrastructure**
- Highways, access and transport
- Flood protection and water management
- Utilities

**Green and Blue infrastructure**
- Recreation and leisure facilities

**Community infrastructure**
- Early Years and education
- Health and social wellbeing
- Social and community facilities
- Other community infrastructure

Not all these items have been explicitly addressed in the IDP. Only infrastructure identified as required to deliver the Local Plan by an infrastructure partners, is detailed.

1.3 The requirement is to create an IDP which will show the following:
- What infrastructure is required and how it will be provided
- Who is to provide the infrastructure
- How the infrastructure be funded
- When the infrastructure could be provided
- How it will help deliver the long-term strategy for Bassetlaw’s growth.

1.4 Discussions have taken place with a variety of infrastructure partners both within the District Council, at Nottinghamshire County Council and with external organisations in order to ensure a comprehensive understanding of what is needed. At this stage, the detail is at a high level, to reflect the draft stage of
the Local Plan. As the Local Plan process develops the level of detail, including
the infrastructure baseline for each type of infrastructure will be refined.

1.5 This process has enabled infrastructure partners to think more strategically in
terms of future provision and the challenges brought about by significant growth
in the long term. This IDP brings all these agencies’ plans together in one
document. This should encourage inter-relationships between parties and
provides an opportunity to share information and possibly infrastructure.

1.6 This document has been written during a time of significant change, with the
Government reforming many of the public services that are responsible for
providing and planning infrastructure. This is likely to have an impact on
provision, delivery, funding and how the relevant organisations are able to
respond in relation to future growth. In addition, it is often difficult to be certain
about infrastructure requirements so far into the future, as the detail of many
development schemes is not currently known. The detailed costs for
infrastructure will be fully considered at the planning application stage, therefore
figures contained within this IDP are generally to be considered as being ‘in the
region of’ and subject to change. Therefore, this IDP is intended to be a
document which is regularly updated given the uncertainty and fluid nature of
planning for infrastructure. Where funding sources are known to be secured,
this has been indicated. Other possible funding sources are identified but, at
this stage, these are only possible sources and no funding has been secured
from them. The funding gap therefore identifies the extent of funding required
that has not been secured and made available at this point in time.

**Status and purpose of IDP**

1.7 The IDP is a supporting document for the Local Plan. The IDP covers the plan
period up until 2037 although its content will be annually monitored and
periodically reviewed. The document also forms an important part of the
evidence base for the CIL Charging Schedule review. The Council is consulting
on the draft CIL Charging Schedule in parallel to the draft Local Plan in January-
February 2020.

1.8 This document includes details of the infrastructure identified by the Council
and other infrastructure partners as being needed to support the delivery of the
Local Plan’s growth strategy. It explains the approach the Council has taken to
identifying this infrastructure, how it will be delivered, and an assessment of the
potential risks associated with doing so.

**Approach**

1.9 There are several important principles regarding the approach that the IDP has
to recognise.

1.10 Not all housing and employment sites will attract specific additional
infrastructure requirements that can be addressed through the development of
that site alone. In some cases, the infrastructure needs that have been identified
reflect the cumulative impact of growth within a particular settlement/locality.
1.11 However, some infrastructure partners, such as Nottinghamshire County Council Education Authority has a well-established approach to grouping together different areas of the District that need to be reflected in the IDP but which may differ from the approach to other infrastructure uses. This has been taken into account in the infrastructure specific sections in this report.

1.12 This IDP, for most infrastructure items, presents the ‘worst case scenario’ in terms of needs. In the case of social, community, leisure and green infrastructure needs, this is because the methodology for establishing the scale of need is based on calculations per head of the population. In reality, much of the infrastructure that is provided in most locations will be provided either in the form of improvements to existing facilities or as co-located facilities. The latter will become a growing trend which recognises the limited amount of funding available and, in more urban locations, a lack of land to provide all the requirements individually.

1.13 This IDP reflects the requirements identified by each partner. However, the Whole Plan Viability Assessment 2020 recognises that there is not a finite amount of funding that can be generated from new development. As the IDP evolves it is likely that each type of infrastructure may need to be categorised to ensure that which is needed to deliver the Local Plan is prioritised through the infrastructure planning process. This approach may differ according to locality needs.

1.14 Co-location is likely to take many forms. Schools are increasingly looking to raise revenue by hiring out sports pitches and other facilities outside of school hours. Equally, the shift in primary healthcare provision to larger health hubs means larger buildings that could share facilities with other health providers – opticians, dentists, physiotherapists, etc – but also equally with a range of other uses, both commercial and community, e.g. retail, community centres, libraries, etc. The limited resources available for provision of, for example, community services has produced many examples of alternative types of provision with different management structures to those traditionally used.

1.15 Whilst it is important to recognise changing ways of providing services, it is difficult for an IDP to be definitive about what these could be. There are many options available and this could have a significant impact on needs and costs. However, such provision, particularly on larger strategic sites where new health hubs and schools are to provided, should be recognised in the way infrastructure needs will be provided over the plan period.

2.0 Relevant planning policy and context for growth

2.1 National Policy

National Planning Policy Framework

2.1.1 The context for this Infrastructure Delivery Plan (IDP) is provided by the National Planning Policy Framework (NPPF). Paragraph 20 states: “Strategic...
policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

- housing (including affordable housing), employment, retail, leisure and other commercial development
- infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- community facilities (such as health, education and cultural infrastructure)
- conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

2.1.2 Paragraph 22 adds that ‘Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure.’

**Local plan context and strategy for growth**

2.1.3 The Council is preparing a Local Plan which will cover the plan period up to 2037. The Draft Bassetlaw Local Plan consultation will take place between January-February 2020. The next stage will be the Publication of the Local Plan programmed for consultation in August-September 2020, with Submission expected by December 2020.

2.1.4 The Local Plan’s housing requirement is 478 dwellings per annum and this is the figure that is planned for in strategic policy ST1 in the Local Plan. This is higher than that identified by the Government’s standard methodology for calculating housing need which is 307. The Council’s strategy can accommodate both numbers.

2.1.5 In terms of employment land, Policy ST1 of the Local Plan allocates 108ha to meet the needs for B1, B2, B8 and other employment growth over the plan period. A further 199ha will be made available to accommodate strategic employment needs.

2.1.6 Growth is proposed at a series of site allocations, particularly focused around Worksop and Retford, as well as at the Bassetlaw Garden Village and the Cottam Priority Regeneration Area. The broad locations are shown in the Key Diagram and set out in Table 1.
Table 1: Levels of growth

<table>
<thead>
<tr>
<th>Reference</th>
<th>Site Name</th>
<th>Total (Ha)</th>
<th>Available</th>
<th>Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>WORKSOP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HS1</td>
<td>Peaks Hill Farm</td>
<td>54</td>
<td></td>
<td>750</td>
</tr>
<tr>
<td>HS2</td>
<td>Former Bassetlaw Pupil Referral Centre</td>
<td>0.85</td>
<td></td>
<td>23</td>
</tr>
<tr>
<td>HS3</td>
<td>Canal Road</td>
<td>1.7</td>
<td></td>
<td>80</td>
</tr>
<tr>
<td>HS4</td>
<td>Former Manton Primary School</td>
<td>3.7</td>
<td></td>
<td>100</td>
</tr>
<tr>
<td>HS5</td>
<td>Talbot Road</td>
<td>0.5</td>
<td></td>
<td>15</td>
</tr>
<tr>
<td>HS6</td>
<td>Former Knitwear Factory, Retford Road</td>
<td>1.9</td>
<td></td>
<td>40</td>
</tr>
<tr>
<td>RETFORD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HS7</td>
<td>Leafields</td>
<td>1.2</td>
<td></td>
<td>30</td>
</tr>
<tr>
<td>HS8</td>
<td>Land at Trinity Farm</td>
<td>29.7</td>
<td></td>
<td>440</td>
</tr>
<tr>
<td>HS9</td>
<td>Sandhills</td>
<td>3</td>
<td></td>
<td>75</td>
</tr>
<tr>
<td>TUXFORD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NP04</td>
<td>Land south of Ollerton Road</td>
<td>1.5</td>
<td></td>
<td>90</td>
</tr>
<tr>
<td>NP11</td>
<td>Land to the rear of Ashvale Road</td>
<td>7.5</td>
<td></td>
<td>60</td>
</tr>
<tr>
<td>Reference</td>
<td>Employment Allocations</td>
<td>Total Developable</td>
<td>Use</td>
<td>N/A*</td>
</tr>
<tr>
<td>-----------</td>
<td>--------------------------------------------</td>
<td>-------------------</td>
<td>-------------------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>EM001</td>
<td>Manton Wood Extension</td>
<td>10.73</td>
<td>B1, B2, B8</td>
<td>N/A</td>
</tr>
<tr>
<td>EM002</td>
<td>Shireoaks Common</td>
<td>15.4</td>
<td>B1, B2, B8</td>
<td>N/A</td>
</tr>
<tr>
<td>EM003</td>
<td>Symmetry Park</td>
<td>9.85</td>
<td>B8</td>
<td>N/A</td>
</tr>
<tr>
<td>EM004</td>
<td>Welbeck Colliery</td>
<td>6.0</td>
<td>B1, B2, B8</td>
<td>N/A</td>
</tr>
<tr>
<td>EM005</td>
<td>Carlton Forest</td>
<td>5.0</td>
<td>B1, B2, B8</td>
<td>N/A</td>
</tr>
<tr>
<td>EM006</td>
<td>High Marnham Energy Hub</td>
<td>38.4</td>
<td>B1, B2, B8 - energy and low carbon generation related business</td>
<td>N/A</td>
</tr>
<tr>
<td>EM007</td>
<td>Trinity Farm</td>
<td>5.0</td>
<td>B1, B2, B8</td>
<td></td>
</tr>
<tr>
<td>EM008</td>
<td>Bassetlaw Garden Village</td>
<td>15.0</td>
<td>B1, B2, B8</td>
<td></td>
</tr>
<tr>
<td>EM009</td>
<td>Cottam Priority Regeneration Area</td>
<td>3.0</td>
<td>B1, B2, B8</td>
<td></td>
</tr>
<tr>
<td>SEM1</td>
<td>Apleyhead Junction, Worksop</td>
<td>118.7</td>
<td>B1, B2, B8</td>
<td></td>
</tr>
<tr>
<td>SEM2</td>
<td>Snape Lane, Harworth</td>
<td>80.9</td>
<td>B1, B2, B8</td>
<td></td>
</tr>
</tbody>
</table>

*N/A* in the table means that the site has planning permission therefore does not need further consideration in the IDP.

2.1.7 The Local Plan outlines the strategic priorities that need to be addressed. In particular: Strategic Policy 35 (Green and Blue Infrastructure) and Strategic Policy ST36 (Biodiversity and Geodiversity) seeks to ensure that the Council plans positively in respect of biodiversity networks and green infrastructure.

2.1.8 Policy ST45 (Climate Change Mitigation and Adaptation) and Policy ST47 (Flood Risk): through reducing the need to travel and sustainable transport modes, as well as minimising the impact of development on flood risk.

2.1.9 Strategic Policy ST40 (Protection and Enhancement of Community Facilities), Policy ST41 (Delivering Quality, Accessible Open Space) and Policy ST42 (Promoting Sport and Physical Activity) recognises the important role that community facilities (health, education, social, sports leisure, parks, green spaces, arts and cultural) play in supporting residential and employment development.

2.1.10 Strategic Policy ST49 (Transport Infrastructure) and Strategic Policy ST50 (Promoting Sustainable Transport) seek to ensure new development is supported by the appropriate highways, and sustainable and public transport measures.

2.1.11 This addresses the requirements of the NPPF identified earlier in this section.
### 3.0 Highways, Access and Transport

3.0.1 Transport and movement within and into Bassetlaw is a critical issue for the delivery of the strategic objectives in the Local Plan. This encompasses private and commercial vehicular movements, buses, trains, walking and cycling.

3.0.2 Due to the nature of transport improvements addressing the needs from multiple sites, this section has been presented by transport mode, rather than by location.

3.0.3 The Local Plan will be underpinned by a package of funded measures to support the strategic allocations which will have wider benefits for the delivery of the Local Plan. At this stage, no committed highways schemes are identified by Nottinghamshire County Council or any other infrastructure partners, although CIL monies continue to be sought for the following highways improvements on the CIL Regulation 123 list. Where these have been secured in the Local Plan period these are identified in this section.

<table>
<thead>
<tr>
<th>Infrastructure Required</th>
<th>Cost of the Improvement / £m</th>
</tr>
</thead>
<tbody>
<tr>
<td>A614/Scrooby Road, Harworth</td>
<td>0.75</td>
</tr>
<tr>
<td>A620/A638 roundabout, Retford</td>
<td>3.00</td>
</tr>
<tr>
<td>B1164/A6075 Junction, Tuxford</td>
<td>0.75</td>
</tr>
<tr>
<td>A57/A60 Sandy Lane roundabout, Worksop A57 arms and Highground arm only</td>
<td>1.50</td>
</tr>
<tr>
<td>A57/Claylands Avenue roundabout, Worksop</td>
<td>1.50</td>
</tr>
<tr>
<td>A60/A619 roundabout, Worksop</td>
<td>3.00</td>
</tr>
<tr>
<td>A57/B6041 Gateford Road roundabout, Worksop B6041 arm only</td>
<td>1.50</td>
</tr>
<tr>
<td><strong>Total cost</strong></td>
<td><strong>12.0</strong></td>
</tr>
</tbody>
</table>

### 3.1 Road infrastructure

**Strategic road infrastructure**

**A1 junction improvements**

3.1.1 Highways England advise that no works are required to the A1 in this plan period.

**A57**

3.1.2 The Bassetlaw Transport Study Part 2 has identified that any new development in the Worksop area will need to contribute to the improvement of the A57. This includes improvements to the following roundabouts:

<table>
<thead>
<tr>
<th>Junction</th>
<th>Estimated cost £</th>
</tr>
</thead>
<tbody>
<tr>
<td>J1 - A60/A619 roundabout, Worksop</td>
<td>£2,124,867</td>
</tr>
<tr>
<td>J2 - A57/A60 Sandy Lane/Highgrounds Road roundabout, Worksop</td>
<td>£3,187,301</td>
</tr>
</tbody>
</table>
J3 - A57/Claylands Avenue Roundabout, Worksop | £2,390,475
---|---
J4 - A57/B6034/Netherton Road | £1,600,000
J5 - A57/B6040, Worksop | £2,124,867
J6 - A614 Blyth Road/A57/A1(T), Worksop | £2,390,475

3.1.3 The Bassetlaw Transport Study Part 2 identifies that the A57 is close to capacity at peak times with the impact of new development taken into account. The evidence recommends that the Council work with NCC and neighbouring authorities to agree an Improvement Plan for the A57 corridor which considers the planned growth as well as other likely sites that may come forward through the lifetime of the Local Plan. This will inform future versions of this IDP.

**Worksop Northern Distributor Road**

3.1.4 The Bassetlaw Transport Study Part 2 has identified that a new road, constructed to distributor standard, is required between Blyth Road and Carlton Road in northern Worksop to accommodate the 750 dwellings and 5.0ha of employment land promoted at Peaks Hill Farm (over its lifetime). The alignment of the distributor road is still to be determined - the road alignment below is for illustrative purposes only - but its delivery will be sought through a masterplan as part of a comprehensive scheme.

3.1.5 The early phases of the scheme are critical to the delivery of growth in Worksop in the long term. However, a phased approach to delivery is expected with the initial provision being made to accommodate the 750 dwellings expected to be delivered in this plan period with the completion expected to follow post 2037.

3.1.6 The distributor road is estimated to cost £5m. Any new development at Peaks Hill Farm will be required to fund its delivery.

3.1.7 Scheme costs are identified in preliminary form only and these are intended to give an approximate ‘order of cost’. All cost estimates exclude land acquisition and utilities costs as these are unknown at this stage. In accordance with WebTAG guidance an Optimism Bias of 44% has also been applied to reflect the preliminary nature of the mitigation schemes.
3.1.8 The total costs attributed to growth sites within the Local Plan is therefore between £18,817,985m.

Local road infrastructure

3.1.9 The development of the following sites necessitates improvements to several junctions in the District.

<table>
<thead>
<tr>
<th>Site</th>
<th>Road improvement</th>
<th>Expected cost</th>
<th>Secured</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peaks Hill Farm</td>
<td>Junction at Kilton Road/ Eastgate</td>
<td>1,062,434</td>
<td></td>
</tr>
<tr>
<td>Cannon Crossroads</td>
<td></td>
<td>1,200,000</td>
<td>847,945 S106 agreement</td>
</tr>
<tr>
<td>Bassetlaw Garden Village</td>
<td>New access to the B6420</td>
<td>3,000,000</td>
<td>-</td>
</tr>
<tr>
<td>High Marnham</td>
<td>A57 junction at Dunham on Trent crossroads</td>
<td>85,000</td>
<td>-</td>
</tr>
<tr>
<td>Cottam Priority Regeneration Area</td>
<td>New access onto Outgang Road</td>
<td>TBD</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Improvements to Outgang Road</td>
<td>TBD</td>
<td>-</td>
</tr>
<tr>
<td>Worksop town centre</td>
<td>Traffic monitoring</td>
<td>10,000</td>
<td>10,000 - LTP</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>5,357,434</strong></td>
<td></td>
</tr>
<tr>
<td><strong>OUTSTANDING BALANCE</strong></td>
<td></td>
<td><strong>4,499,489</strong></td>
<td></td>
</tr>
</tbody>
</table>

3.1.10 At the present time, precise costs are yet to be identified. The cost of these works will continue to evolve as more detailed masterplanning and technical assessments are undertaken.

3.1.11 It is expected that these costs will be addressed as by the developer of each site.

3.2 Bus infrastructure

3.2.1 Bus services within the district fall into two distinct groups: commercial and financially supported.

3.2.2 Commercial services are fully funded by the operator through fares revenue without any form of subsidy from the District or Nottinghamshire County Council (NCC). The bus operators provide the majority of urban bus services and those between the major settlements in the north of the district on a commercial basis along with the links to key centres located outside of the district in Lincolnshire and South Yorkshire.

3.2.3 In the northern rural area a significant part of the bus network is financially supported by NCC. It is a statutory requirement that all concessionary bus
journeys taken by older and disabled people are funded by NCC. There is an excellent working partnership between the largest commercial operator, Stagecoach East Midlands and NCC, which ensures that the Local Transport Plan (LTP) funding is directed to the most appropriate area.

3.2.4 Operators within Bassetlaw include:

- Stagecoach East Midlands (the largest commercial bus operator within the District)
- Marshall's Coaches based in Sutton-on-Trent operate commercial and tendered services
- Veolia (formerly Dunn-Line) based in Nottingham and Tuxford provide mainly tendered services on behalf of NCC
- Kettlewell's of Retford
- Wilfreda Beehive from Adwick-le-Street near Doncaster
- Unity Retford
- Isle Coaches of Owston Ferry are smaller operators

Worksop

3.2.5 During weekday daytimes, Worksop enjoys a comprehensive town service network with frequent local services and a respectable inter-urban network with services to Rotherham, Doncaster, Chesterfield and (by connection) to Nottingham.

3.2.6 Worksop bus station is relatively new and is located on the corner of Watson Road and Newcastle Avenue providing easy central access for residents and visitors to the town

Retford

3.2.7 During weekday daytimes, Retford has a relatively good bus network. There are inter-urban services to Worksop, Newark, Ollerton, Doncaster and Gainsborough and a small local town network provides frequent services to the main housing areas of the town. However, the rural daytime network, evening town network and Sunday services currently require subsidy from the County Council.

3.2.8 The bus station at Retford has been recently rebuilt. The station is manned throughout core operating hours and have disabled and family facilities. Bassetlaw Primary Care Trust made a financial investment in the local Retford town services through the Bus Quality Partnership to improve the links to the North Road Clinical Commissioning Group and Bassetlaw District Hospital, and ensure the buses operating the routes are of a low floor design making them buggy friendly and wheelchair accessible.

Wider Bassetlaw
3.2.9 The majority of bus services operating within Bassetlaw originate or terminate in either Retford or Worksop. However, there are strong socio-economic links outside of the District and this naturally results in other bus services providing links to key centres located outside of the District in Lincolnshire and South Yorkshire.

Needs

3.2.10 To support the development of Bassetlaw Garden Village and Cottam Priority Regeneration Area a new bus service to serve each site will be required.

3.2.11 To promote sustainable development at Peaks Hill Farm and to the Apleyhead Junction employment site, an extension to existing bus services will be required. At Peaks Hill Farm, the distributor road should be designed to accommodate a bus lane and to provide residents and employees the opportunity to move around the development and the wider area by public transport.

3.2.12 A public transport study will be undertaken to determine the most appropriate way to deliver new and improved bus services to these sites, including opportunities for a public transport hub at the Bassetlaw Garden Village and Cottam Priority Regeneration Area. This will be undertaken in partnership with the bus operators, particularly the largest commercial operator Stagecoach. Therefore, at the present time no details of provision including costs can be identified. However, for the purposes of viability work £590 per dwelling has been used, this reflects recent costs of securing bus infrastructure from developments across the District. These costs will be attributed to the developer. This comes to c£2m.

3.2.13 The other new housing and employment allocations are located within the built up areas of Worksop, Retford and Tuxford, with existing bus routes already in place. A package of bus improvement measures may be required to support growth in a sustainable way. The details will be agreed through the public transport study. Funding from development will be collected via site-specific S106.

3.3 Rail provision

3.3.1 A new railway station serving the Garden Village is proposed. This will have wider benefits for a number of other developments in the Local Plan, including growth in Worksop and Retford. The land will be safeguarded in this plan period with development expected to take place after 2037. No costs are therefore attributed to the railway station at this point.

3.4 Walking and cycling

Existing capacity

3.4.1 The focus of cycling provision is around Worksop and Retford. The town centres and their wider environs have fairly comprehensive cycling infrastructure, comprising networks of dedicated cycle paths/lanes, bridleways, quiet roads
suitable for cycling and secure storage facilities. National Cycle Route 6 runs through the southeast of the district. The map below shows existing cycling infrastructure within the district with detailed maps of Worksop and Retford below.
3.4.2 Worksop and Retford benefit from large pedestrianised areas within the town centres, along with extensive urban parks and the Chesterfield Canal towpath running through both town centres. Bassetlaw also benefits from an expansive network of footpaths, bridleways and byways extending out from the urban fringes into the countryside.

3.4.3 The forecast increase in use of all sustainable transport modes based on existing modal splits is relatively modest. An increase of 377 two-way cycle trips and 1,120 walking trips when spread across the district and throughout the morning peak hour would result in very low increases in any specific location. As a result, while it is anticipated that, on the whole, existing pedestrian and cycle networks will have sufficient capacity to accommodate forecast increases, the expansion of the network, particularly to improve connectivity should be considered in further detail at the masterplanning and then planning application stage, and as part of the Transport Assessments prepared for individual developments.

3.4.4 Generally, Worksop and Retford, as well as the eastern edge of Bassetlaw towards Gainsborough, are well catered for in terms of cycling infrastructure. In Worksop there is a lack of north-south connections for cycling. The A60 Turner Road/Blyth Road/Babbage Way represents a barrier to connecting the two distinct areas of cycling infrastructure. The capacity of Haworth for cycling is growing in parallel with the development of the town.

3.4.5 Outside of these locations, there are fewer cycle facilities due to the rural nature of the District. A combination of factors such as journey distance, physical constraints (i.e. available carriageway space widths), perceived safety, the potential for interchange with buses and the need to retain the conservation value of rural roads all combine to create barriers to encouraging cycling and walking in more rural locations.
**Needs**

3.4.6 All sites will be expected to provide high quality walking and cycling infrastructure within their sites. This cost would be part of a developer’s secondary infrastructure provision.

3.4.7 Areas where it is considered that there may be opportunities to supplement existing infrastructure by providing better connectivity to and within the network to encourage more journeys to work on foot and cycle are through the allocations in the Local Plan. These are relatively detailed matters and will be discussed through the masterplanning and design work for each site, in association with NCC. The cost would be borne by the developer.

**Bassetlaw Garden Village**

3.4.8 Improved pedestrian and cycle access across the A1 is required to enhance access for residents and employees of the Garden Village to Worksop and to other employment and leisure destinations. Connectivity by sustainable transport to Retford will also be required. Its cost is therefore assumed to be met in full by contributions from this development.

3.4.9 At this stage no specific scheme, timing or cost has been identified. This is expected to be agreed through the masterplanning process for the site.

**Other Sites**

3.4.10 The Council will continue to work with NCC, developers and site promoters to identify improvements to existing pedestrian and cycling links. These may be partially addressed by the schemes being delivered through the Local Transport Plan which include:

<table>
<thead>
<tr>
<th>Integrated Transport Programme</th>
<th>Scheme Budget (£000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goosemoor Bridge, Ordsall – new footbridge</td>
<td>200,000-250,000</td>
</tr>
<tr>
<td>Kilton Hill, Worksop - conversion of zebra to puffin crossing</td>
<td>£25,000-£50,000</td>
</tr>
<tr>
<td>A6075 Newark Road, Tuxford - zebra crossing</td>
<td>£25,000-£50,000</td>
</tr>
</tbody>
</table>

3.4.11 These are the needs to address growth in the Local Plan site allocations. Other sites not listed in the table may be expected to make contributions towards sustainable transport infrastructure in respect of the additional needs they create.
Table 5: Summary of transport needs to address strategic growth needs

<table>
<thead>
<tr>
<th>Junction</th>
<th>Estimated cost £</th>
<th>Funding secured</th>
</tr>
</thead>
<tbody>
<tr>
<td>J1 - A60/A619 roundabout, Worksop</td>
<td>2,124,867</td>
<td></td>
</tr>
<tr>
<td>J2 - A57/A60 Sandy Lane/Highgrounds Road roundabout, Worksop</td>
<td>3,187,301</td>
<td></td>
</tr>
<tr>
<td>J3 - A57/Claylands Avenue Roundabout, Worksop</td>
<td>2,390,475</td>
<td></td>
</tr>
<tr>
<td>J4 - A57/Netherton Road, Worksop</td>
<td>1,600,000</td>
<td></td>
</tr>
<tr>
<td>J5 - A57/B6040, Worksop</td>
<td>2,124,867</td>
<td></td>
</tr>
<tr>
<td>J6 - A614 Blyth Road/A57/A1(T), Worksop</td>
<td>2,390,475</td>
<td></td>
</tr>
<tr>
<td>Junction at Kilton Road/ Eastgate</td>
<td>1,062,434</td>
<td></td>
</tr>
<tr>
<td>Cannon Crossroads</td>
<td>1,200,000</td>
<td>847,945</td>
</tr>
<tr>
<td>New access to the B6420</td>
<td>3,000,000</td>
<td></td>
</tr>
<tr>
<td>A57 junction at Dunham on Trent crossroads</td>
<td>85,000</td>
<td></td>
</tr>
<tr>
<td>New access onto Outgang Road</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Improvements to Outgang Road</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Carlton Road-Blyth Road Distributor Road</td>
<td>5,000,000</td>
<td></td>
</tr>
<tr>
<td>Worksop Town Centre Traffic monitoring</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>Public transport provision</td>
<td>2,000,000</td>
<td></td>
</tr>
<tr>
<td>Goosemoor Bridge, Ordsall – new footbridge</td>
<td>250,000</td>
<td>250,000</td>
</tr>
<tr>
<td>Kilton Hill, Worksop - conversion of zebra to puffin crossing</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>A6075 Newark Road, Tuxford - zebra crossing</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>26,525,419</strong></td>
<td></td>
</tr>
<tr>
<td><strong>OUTSTANDING BALANCE</strong></td>
<td><strong>25,317,474</strong></td>
<td></td>
</tr>
</tbody>
</table>
4.0 Flood Protection and Water Management

4.1 The Environment Agency is responsible for the management of flooding from main rivers, Nottinghamshire County Council is responsible for the management of flooding from ordinary watercourses, surface water and ground water, Severn Trent is responsible for managing sewer flooding and highway flooding is the responsibility of Nottinghamshire Highways. Internal Drainage Boards provide detailed local knowledge in relation to drainage in the rural area.

4.2 Furthermore, as the Lead Local Flood Authority, Nottinghamshire County Council is a statutory consultee on surface water for major developments (SuDS). As part of this role, site specific drainage strategies are reviewed to ensure that surface water flood risk is not increased on or off site up to the 1 in 100 inclusive of climate change storm event.

4.3 Unlike many other infrastructure items, the need for new or improved defences against water intrusion is not necessarily directly related to development. The development strategy in Bassetlaw seeks to avoid development in areas which are prone to flooding but there are some exceptional cases where development is considered in flood zones to create sustainable development. Additional activity - brings more people and activity to these areas, which therefore increases the need to ensure that defences are adequate.

4.4 No specific needs were identified at this stage. However a Strategic Flood Risk Assessment Level 2 will be undertaken in Spring 2020 to inform the development of the Local Plan and this IDP.
5.0 Utilities

5.1 Water – Used water

5.1.1 The provider of waste water services to the District is Severn Water Services Limited.

5.1.2 The requirements for used water provision relate to the network for delivering used water (i.e. the sewerage pipes) and the facility at which it is treated, i.e. the Waste Water Treatment Works. There are 24 WWTWs serving the District.

<table>
<thead>
<tr>
<th>Wastewater treatment works</th>
<th>Receiving watercourse</th>
<th>Development Areas Draining to Works</th>
</tr>
</thead>
<tbody>
<tr>
<td>Askham/Headon</td>
<td>Trib. of River Trent</td>
<td></td>
</tr>
<tr>
<td>Clumber Park</td>
<td>River Poulter</td>
<td></td>
</tr>
<tr>
<td>Cottam</td>
<td>Trib. of River Trent</td>
<td></td>
</tr>
<tr>
<td>East Markham</td>
<td>Trib. of River Trent</td>
<td>Tuxford</td>
</tr>
<tr>
<td>Elkesley</td>
<td>River Poulter</td>
<td>Elkesley</td>
</tr>
<tr>
<td>Gamston</td>
<td>River Idle</td>
<td></td>
</tr>
<tr>
<td>Gringley-on-the-Hill</td>
<td>Trib. of River Trent</td>
<td></td>
</tr>
<tr>
<td>Grove</td>
<td>Trib. of River Trent</td>
<td></td>
</tr>
<tr>
<td>Harworth</td>
<td>River Torne (via Harworth Bk)</td>
<td>Harworth Bircotes</td>
</tr>
<tr>
<td>Hodsock</td>
<td>Trib. of River Ryton</td>
<td>Blyth, Carlton, Langold</td>
</tr>
<tr>
<td>Lound</td>
<td>River Idle</td>
<td></td>
</tr>
<tr>
<td>Low Marnham</td>
<td>Trib. of River Trent</td>
<td></td>
</tr>
<tr>
<td>Markham Clinton</td>
<td>Trib. of River Maun</td>
<td></td>
</tr>
<tr>
<td>Mattersey Thorpe</td>
<td>River Idle</td>
<td></td>
</tr>
<tr>
<td>Misson</td>
<td>River Idle</td>
<td>Misson</td>
</tr>
<tr>
<td>Nether Langwith</td>
<td>River Poulter</td>
<td>Nether Langwith</td>
</tr>
<tr>
<td>North Wheatley</td>
<td>Trib. of River Trent</td>
<td>North Wheatley</td>
</tr>
<tr>
<td>Norton</td>
<td>River Poulter</td>
<td></td>
</tr>
<tr>
<td>Rampton</td>
<td>Trib. of River Trent</td>
<td>Rampton</td>
</tr>
<tr>
<td>Ranskill</td>
<td>Trib. of River Idle</td>
<td></td>
</tr>
<tr>
<td>Retford</td>
<td>River Idle</td>
<td>Clarborough, Hayton, Retford</td>
</tr>
<tr>
<td>Walkeringham</td>
<td>River Trent</td>
<td>Beckingham, Misterton</td>
</tr>
<tr>
<td>West Burton</td>
<td>River Trent</td>
<td>North Leverton</td>
</tr>
<tr>
<td>Worksop (Manton)</td>
<td>River Ryton</td>
<td>Worksop</td>
</tr>
</tbody>
</table>

5.1.3 For used water treatment, two of the key facets to consider are flow consent and process treatment capacity.

5.1.4 Process capacity refers to the amount of flow that can be treated to the required quality standards as set under the discharge consent. Severn Trent have undertaken an assessment based on the proposed housing and employment growth to identify those works that are likely to require process upgrades to treat the additional wastewater generated by the proposed growth.

5.1.5 Severn Trent identify that there are a number of catchments that are likely to require improvements. Further discussion will be had with Severn Trent about the proposed developments at the Garden Village and Cottam to ensure that capacity improvements can be aligned with development profiles.
5.1.6 While a wastewater treatment works may not have sufficient spare capacity to accept the levels of development being proposed in its catchment area this does not necessarily mean that development cannot take place. Under Section 94 of the Water Industry Act 1991 sewerage undertakers have an obligation to provide additional treatment capacity as and when required. Where necessary Severn Trent will discuss any discharge consent implications with the Environment Agency. It is assumed that Severn Trent would seek the funding required to upgrade the processes in the works (if necessary) to treat the additional flow to the standard required under the existing licence.

**Needs**

5.1.7 Severn Trent has identified sewerage needs using a ‘RAG’ (Red-Amber-Green) approach:

- Red – Highly likely to require capacity improvements to accommodate proposed levels of growth
- Amber – May require capacity improvements to accommodate proposed levels of growth
- Green – Unlikely to require capacity improvements to accommodate proposed levels of growth

5.1.8 A Red assessment does not mean that capacity cannot be provided, but that it is likely that Severn Trent will need to undertake capacity improvements to accommodate the proposed levels of growth and there may be a need for development to phased to facilitate capacity improvements to be delivered prior to development. In these cases it is recommended that early consultation is held to reduce delays and develop an appropriate timeline for development and improvements to be coordinated on.

5.1.9 Severn Trent identifies the following sites to be high risk, and recommend that further discussions are held, so that more detailed assessments can be carried out to confirm if capacity improvements are required.

<table>
<thead>
<tr>
<th>Site</th>
<th>Needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peaks Hill Farm</td>
<td>There are known constraints that could be impacted by this development. Further discussion will be needed to identify what improvements are required. A sustainable outfall for surface water will need to be agreed. To make this feasible the full site should be developed. This will also provide a significant proportion of the housing and employment need within a single area minimising the need for further infrastructure upgrades above those for the new site.</td>
</tr>
<tr>
<td>Apleyhead Junction</td>
<td>Development within this catchment should be reviewed once the end user is known to provide confidence that the outputs can be appropriately accommodated.</td>
</tr>
</tbody>
</table>
The site is located away from the main area of Worksop and is not sited adjacent to any sewerage network. It is potentially feasible for a direct connection from the site to the WwTW. This would however be subject to alterations/improvements to the WwTW and being able to agree crossings for the Railway, Chesterfield Canal, River Ryton and the A1.

5.1.10 The type and level of investment required will continue to be reviewed as part of Severn Trent’s investment planning and the Council’s Local Plan process. However, later in the plan period when larger sites such as the Peaks Hill Farm and Bassettlaw Garden Village are expected to come forward investment will be required. Ultimately the available capacity in the foul water network will need to be determined by more detailed analysis.

5.1.11 For all sites, the surface water network capacity has been assessed as a constraint to provision. Urban run-off needs to be controlled on site to ensure no increase in run-off to the local river system. The use of sustainable drainage systems (SuDS) to provide water quality, amenity and ecological benefits in addition to the flood risk management benefits, will be expected. This will also ensure that:

- new development does not cause a deterioration in Water Framework Directive (WFD) status to any waterbody;
- a package of mitigation works to enhance the WFD status of relevant waterbodies are undertaken; and
- development does not prevent the future achievement of Good Ecological Status/Potential in any waterbody.

5.1.12 Severn Trent would expect applicants to use the following hierarchy for the disposal of surface water:

1) Discharge by infiltration to the ground
2) Discharge to an open surface water body
3) Discharge to a surface water sewer
4) Discharge to a combined sewer
5) Discharge to a foul sewer

5.1.13 Only if a SUDS solution is not possible should surface water be planned to enter the used water network. In such cases, Severn Trent would expect applicants to have demonstrated that there are no feasible alternatives, having worked with the Local Lead Flood Authority and followed the surface water hierarchy outlined in Part H of the Building Regulations. This would include providing appropriate evidence, for example percolation tests. All sites will therefore need to address surface water matters appropriately but this will need to be done on a site-by-site basis.

Costs

5.1.14 At this stage, no costs have been identified for the additional used water infrastructure to serve growth. This will need to be determined when particular
schemes are assessed. However, it has been confirmed that technical solutions are feasible.

**Funding**

5.1.15 In general, used water treatment infrastructure upgrades to provide for growth are wholly funded by Severn Trent through its Asset Management Plan (AMP). Therefore, in order for Severn Trent to fund specific upgrades, it will be necessary to put forward growth schemes for inclusion within the next AMP periods (post-2021) and for these to be approved, planned and funded, as well as signed off by the regulator, OFWAT. The only other alternative is that developers forward fund this work; however, given the potential costs involved, this is unlikely for all but the largest schemes.

**Delivery and timing**

5.1.16 For development at Peaks Hill Farm, Worksop, Bassetlaw Garden Village and Cottam Priority Regeneration Area, the need to upgrade provision and provide strategic sewer solutions means that it will be difficult for any significant growth to come forward before 2024. The exact technical specification of the upgrades required should be determined by Severn Trent in future asset planning periods. Once funding has been confirmed, there will be a lead-in time for the necessary upgrades to be completed.

5.1.17 The alternative is that it will be developer funded. Severn Trent has confirmed that there is sufficient time before development comes forward within the catchment to plan its investment and to deliver the necessary upgrades.

**5.2 Water – Potable supply**

5.2.1 The provider of potable water services to Bassetlaw is Anglian Water Services.

5.2.2 Water companies have a funding mechanism whereby the developer pays directly to the water company for enhancement needed for a development, and an infrastructure charge for each new dwelling. Therefore, it is not necessary for additional funding to be identified in the IDP.

5.2.3 At this stage, Anglian Water state that Trinity Farm, Retford and High Marnham Energy Hub are expected to require improvements to the water network to enable a connection to the existing supply network. This is not an absolute constraint as there is an established mechanism for developers under the Water Industry Act 1991 to pay Anglian Water directly to supply water to their site.

**5.3 Gas**

5.3.1 National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK’s four gas distribution networks where pressure is reduced for public use. National Grid has a duty to develop and maintain an efficient, co-ordinated and economical transmission system for the conveyance of gas and respond to requests for new gas supplies in certain circumstances.
5.3.2 National Grid previously owned part of the gas distribution system known as ‘National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called ‘Cadent Gas’.

5.3.3 Gas supplies are funded by developers and Cadent. When a request for a supply is received, developers are quoted a Connection Charge. If the connection requires reinforcement of the network then a Reinforcement Charge may also be applied. The apportioning of reinforcement costs are split between the developer and Cadent, depending on the results of a costing exercise internally. These are site-specific costs so there would be no call on external funding sources. Therefore, it is not necessary for additional funding to be identified in the IDP.

5.4 **Electricity**

5.4.1 National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.

5.4.2 Electricity is generated from power stations and transmitted through a national network of electricity lines operating at 275kV and 400kV before connecting to local networks owned by distribution companies. E-on is the appointed distribution company for Bassetlaw.

5.4.3 For growth during the plan period, there is adequate capacity at the various primary substations and Grid substations. None of the residential sites will create any capacity issues.

5.4.4 For the employment development, without an idea of loadings or demand required (based on the types of users by use class), it is not possible to assess the capacity constraints within the network.

5.4.5 E-on identifies the need for infrastructure for new developments to be part of the Planning Application Process. They indicated that developers could hire contractors to install electrical cabling and then pay E-on a fee to connect to the network. This means that the original contractor would be responsible for the maintenance. This is becoming common due to it being cheaper for the developer.

5.4.6 E-on can only refuse connection of new houses to the network on the grounds of safety. Costs for connecting new houses to the network are not taken into consideration through developer contributions and the developer has to pay Eon directly to connect to the network. When a new planning application for a large development is submitted to the District Council, E-on expressed their desire to be consulted/made aware of the development in order to raise any potential issues with the network connection of the new development. However, this would only be necessary when a cable runs through the site.
Table 7: Summary of utilities needs to address strategic growth

<table>
<thead>
<tr>
<th>Site</th>
<th>Needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peaks Hill Farm</td>
<td>There are known constraints that could be impacted by this development. Further discussion will be needed to identify what improvements are required. A sustainable outfall for surface water will need to be agreed. To make this feasible the full site should be developed. This will also provide a significant proportion of the housing and employment need within a single area minimising the need for further infrastructure upgrades above those for the new site.</td>
</tr>
<tr>
<td>Apleyhead Junction</td>
<td>Development within this catchment should be reviewed once the end user is known to provide confidence that the outputs can be appropriately accommodated.</td>
</tr>
<tr>
<td>Bassetlaw Garden Village</td>
<td>The site is located away from the main area of Worksop and is not sited adjacent to any sewerage network. It is potentially feasible for a direct connection from the site to the WwTW. This would however be subject to alterations / improvements to the WwTW and being able to agree crossings for the Railway, Chesterfield Canal, River Ryton and the A1.</td>
</tr>
</tbody>
</table>

5.4.7 These are the needs to address growth in the housing and employment site allocations. Other sites not listed in the table will be expected to make contributions towards either this or other new infrastructure in respect of the additional needs they create.

5.5 Digital Infrastructure

5.5.1 Superfast and ultrafast broadband is spreading across the county with the Better Broadband for Nottinghamshire programme. Better Broadband for Nottinghamshire is a £31m+ partnership between the County Council and a range of funding partners including Central Government, Openreach and the area’s district, borough and City councils. The programme builds on the commercial rollout of fibre based broadband which alone has provided superfast access to 86% of properties in Nottinghamshire. The Better Broadband for Nottinghamshire programme aims to bring superfast broadband to over 98% of the county by the end of 2020.

5.5.2 The majority of properties in Nottinghamshire can already access superfast broadband. An interactive map is available on the NCC website [www.nottinghamshire.gov.uk](http://www.nottinghamshire.gov.uk) The programme has been in operation since 2014 and in those five years nearly £31m has been invested through a variety of funding partners which include Central Government, Openreach and the area’s district, borough and City councils in conjunction with the County Council.
5.5.3 The first phase of the programme involved a very large and technically complex rollout. BT was chosen as the delivery partner for phase one. Beginning in August 2013 and running until March 2016, it involved laying over 1 million mitres of fibre optic cable, the installation of 2,500 distribution points across the County including Bassetlaw. By the conclusion of the programme - fibre connections had been provided for over 62,000 properties County wide.

5.5.4 Following on from the success of the first phase which placed Nottinghamshire, a second phase was planned, in order to provide coverage to areas of Bassetlaw which were behind the coverage received by the rest of the county. An Open Market Review was planned and conducted to establish the existing and planned (over the next 3 years) commercial coverage of broadband services across the county from broadband infrastructure providers. Following the OMR and public consultation, the second phase (Superfast Extension Programme), was officially signed in May 2015 with BT Openreach, and would bring fibre broadband to an additional 17,000 premises, with deployment planned to begin immediately.

5.5.5 The third phase of the programme seeks to provide fibre connections to an additional 2,500 homes within Bassetlaw and Newark and Sherwood after the contract was awarded to BT Openreach, following public consultation and Open OJEU procurement process. In addition, Openreach are providing Fibre to the Premises connections for the third phase of delivery. This full fibre connection means ultrafast speeds of up to 330 Mbps – around ten times quicker than the current UK average.

5.5.6 The project continues to both explore and attract additional funding sources to help deliver to the areas where there are no coverage plans. Following a successful European Agricultural Fund for Rural Development (EAFRD) application, £1 million of funding has been secured which will be used to further extend superfast broadband coverage to a further 1,051 premises (256 businesses and 975 residential) within Bassetlaw and Newark and Sherwood districts. Delivery of services are underway with structures being brought live as of June 2019.
5.6 **Open Space**

5.6.1 Leisure and recreation infrastructure helps to create, sustain and enliven communities. Leisure and recreation infrastructure ranges from purpose built leisure facilities, indoor and outdoor sport facilities and play space. Together these places support the activities which are required to help build community, foster a sense of place, meet the cultural and recreational needs of communities and promote community wellbeing.

5.6.2 The population of the district is expected to increase. This can be attributed both to planned housing growth and an ageing population. The leisure and recreation needs of Bassetlaw will therefore have to continue to accommodate for current day needs whilst also supporting and encouraging activity amongst a higher proportion of older persons.

5.6.3 Provision has historically been provided within the larger settlements where demand is highest. Development must ensure that, where appropriate it meets its needs. New facilities should seek to offer flexible uses and combine facilities/services which may have historically been provided on separate basis.

5.6.4 Green infrastructure refers to a ‘network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities’ (NPPF). There are a range of different types of open space that could be considered to be green infrastructure. However, for the purposes of this IDP which looks at infrastructure needs, this is confined to the requirement for open spaces to support new populations resulting from the needs set out in the Local Plan.

5.6.5 A key aim of the Local Plan is to promote more multifunctional open space that can accommodate several different open space activities at any one time, rather than lots of different types of smaller open spaces. This has the added benefit of promoting safe and positive use and encourages different generations to use the same space at any one time.

**Allotments**

5.6.6 Allotment provision is not commonly undertaken by one specific body. Many allotments were provided several decades ago when funding and provision regimes were very different. Today it is more reasonable to expect developers to provide allotments as part of large developments. The maintenance of allotments in the rural area is commonly undertaken by parish councils whilst the Council manage some urban spaces.

**Existing provision**

5.6.7 The Bassetlaw Open Space Needs Assessment (2020) identified provision of 33.16ha of allotments in the District.
Needs and costs

5.6.8 The Bassetlaw Open Space Needs Assessment recommends provision of 0.29 ha of allotment space per 1,000 people. In order to provide likely costs of just allotment provision, it is necessary to apply this standard.

5.6.9 The needs for allotments are set out below.

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Current provision</th>
<th>+/-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Worksop</td>
<td>0.35</td>
<td>+0.07</td>
</tr>
<tr>
<td>Retford</td>
<td>0.44</td>
<td>+0.16</td>
</tr>
<tr>
<td>Tuxford</td>
<td>0.13</td>
<td>-0.15</td>
</tr>
</tbody>
</table>

5.6.10 The Local Plan proposes relocating the Leafields allotments to the Trinity Farm site. In total there are 35 plots (full and half size) at Leafields on a 1.2ha site. The re-provision should ensure this need is replicated and should also identify sufficient space to ensure the needs of the new development are met. The cost of allotment provision in the District has yet to be determined. Further work will be undertaken to identify the cost of additional allotments to meet the needs generated by the Local Plan.

Funding

5.6.11 There is no known source of funding available for the provision of allotments. It is assumed that these would be funded solely through developer contributions and/or through on site provision.

Delivery and timing

5.6.12 Provision of allotments would mostly be on-site as part of developments coming forward. In most cases it will be for the design and/or masterplanning process to establish when and where they are delivered, so this should be agreed between the Council and the developer.

5.6.13 In the case of the proposed Trinity Farm allocation, the re-provision must be available before development commences on the Leafield site. The future management will need to be agreed through the planning application process.

5.6.14 Increasingly, alternative models of growing provision are being adopted in developments. In particular the use of community gardens is becoming increasingly popular, whereby growing space is made directly outside residential properties and is shared by the community. This means that less space is required because it can be provided more flexibly and allows communities to grow exactly what they need. Such alternative models are much cheaper and may be preferably particularly in built-up areas.

Children’s Play Facilities and Youth Facilities

5.6.15 Children's play space is provided across the District and can take many forms. The most common is equipped play areas provided for different age groups: toddlers and children aged up to 10.
5.6.16 Youth needs can come in a variety of forms. The most common form of provision is multi-use games areas (MUGAs), basketball hoops, skateparks which are included in this assessment.

**Existing capacity**

5.6.17 The Bassetlaw Open Space Needs Assessment identified that there was a total of 0.14 ha of play space for children and young people.

**Needs and costs**

5.6.18 The Bassetlaw Open Space Needs Assessment recommended a standard of 0.14 hectares per 1,000 population for both play and youth provision. The capital cost of future provision is currently £125 per square metre. The table shows that there is a need for approximately 0.78 ha of play space.

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Current provision</th>
<th>+/-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Worksop</td>
<td>0.10</td>
<td>-0.04</td>
</tr>
<tr>
<td>Retford</td>
<td>0.10</td>
<td>-0.04</td>
</tr>
<tr>
<td>Tuxford</td>
<td>0.20</td>
<td>+0.06</td>
</tr>
</tbody>
</table>

Table 8: Need for play and youth facilities arising from growth

<table>
<thead>
<tr>
<th>Site</th>
<th>Needs (sqm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peaks Hill Farm</td>
<td>2265</td>
</tr>
<tr>
<td>Former Pupil Referral Centre</td>
<td>x</td>
</tr>
<tr>
<td>Former Manton Primary School</td>
<td>x</td>
</tr>
<tr>
<td>Talbot Road</td>
<td>x</td>
</tr>
<tr>
<td>Former Knitwear Factory, Retford Road</td>
<td>x</td>
</tr>
<tr>
<td>Canal Road</td>
<td>x</td>
</tr>
<tr>
<td>Trinity Farm</td>
<td>1329</td>
</tr>
<tr>
<td>Leaffields</td>
<td>x</td>
</tr>
<tr>
<td>Sandhills</td>
<td>227</td>
</tr>
<tr>
<td>Ollerton Road, Tuxford</td>
<td>418</td>
</tr>
<tr>
<td>Ashvale Road</td>
<td>x</td>
</tr>
<tr>
<td>Bassetlaw Garden Village</td>
<td>2265</td>
</tr>
<tr>
<td>Former Cottam Priority Regeneration Area</td>
<td>1359</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>7863sqm or 0.78ha</strong></td>
</tr>
</tbody>
</table>

5.6.19 The expected requirement at Sandhills and Ollerton Road is a LEAP as 400sqm is a typical size for a local equipped area of play with 5 pieces of equipment. In all other cases a neighbourhood equipped area of play (NEAP) with 10 pieces of equipment may be required. For the larger developments multiple provision of both in key locations will be sought. All provision will need to be agreed through the masterplan/design process for each site and secured at planning application stage.

5.6.20 Based on the capital cost of provision (which excludes the ongoing maintenance of such facilities, as this would be a revenue cost), the total cost
of provision to address the needs arising from growth for children’s play and youth facilities is £982,875. These costs are based on 2017 prices. The Council is currently reviewing costs and requirements in terms of LEAPs and NEAPs, to inform the next version of the IDP.

**Funding**

5.6.21 Outside of local authority budgets, there is no known source of funding available for the provision of additional play space as would be required by the development options. It is assumed that these would be funded solely through developer contributions.

**Delivery and timing**

5.6.22 Provision of children's play facilities would mostly be on-site as part of developments coming forward. It will be for the masterplanning process to establish when and where they are delivered, so this should be agreed between the Council and the developer. Ultimately it will be the developer that delivers such facilities. The potential on larger sites to co-locate community, sports and play facilities will help to maximise efficiency.

5.6.23 Provision of facilities in other locations could be the responsibility of either the Council or the parish/town council in question.

**Parks**

5.6.24 Four parks exist in the District and are capable of accommodating a large number of residents at any one time and/or numerous open space activities.

**Existing capacity**

5.6.25 The Bassetlaw Open Space Needs Assessment identified that there was a total of 70.73 ha of parks space.

**Needs**

5.6.26 The Bassetlaw Open Space Needs Assessment recommended a standard of 0.62 ha per 1,000 population for parks space.

5.6.27 New parks will only be sought where there is expected to be a new critical mass of residents to meet the demand for a new park. This is expected to only be at the Garden Village. As only 750 dwellings are proposed in this plan period it is considered that the park will not need to be provided until after 2037, so will not be costed in this IDP.

**Amenity greenspace**

5.6.28 Amenity greenspace is provided across the District and can take many forms: it can provide grassland for informal recreation and dog walking or can provide landscape amenity benefits, separating homes from other infrastructure and non residential uses.
Existing capacity

5.6.29 The Bassetlaw Open Space Needs Assessment identified that there was a total of 123.7 ha of amenity greenspace.

Needs and costs

5.6.30 The needs for amenity greenspace are set out below. The table shows that there is a need for approximately 9.21 ha of amenity greenspace.

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Current provision</th>
<th>+/-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Worksop</td>
<td>1.61</td>
<td>+0.58</td>
</tr>
<tr>
<td>Retford</td>
<td>0.47</td>
<td>-0.58</td>
</tr>
<tr>
<td>Tuxford</td>
<td>0.52</td>
<td>-0.54</td>
</tr>
</tbody>
</table>

Table 9: Need for amenity greenspace arising from growth

<table>
<thead>
<tr>
<th>Site</th>
<th>Needs (sqm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peaks Hill Farm</td>
<td>33,585</td>
</tr>
<tr>
<td>Former Pupil Referral Centre</td>
<td>contribution</td>
</tr>
<tr>
<td>Former Manton Primary School</td>
<td>contribution</td>
</tr>
<tr>
<td>Talbot Road</td>
<td></td>
</tr>
<tr>
<td>Former Knitwear Factory, Retford Road</td>
<td>contribution</td>
</tr>
<tr>
<td>Canal Road</td>
<td></td>
</tr>
<tr>
<td>Trinity Farm</td>
<td>19,703</td>
</tr>
<tr>
<td>Leaffields</td>
<td>x</td>
</tr>
<tr>
<td>Sandhills</td>
<td>contribution</td>
</tr>
<tr>
<td>Ollerton Road, Tuxford</td>
<td>x</td>
</tr>
<tr>
<td>Ashvale Road</td>
<td>contribution</td>
</tr>
<tr>
<td>Bassetlaw Garden Village</td>
<td>33,585</td>
</tr>
<tr>
<td>Former Cottam Priority Regeneration Area</td>
<td>5324</td>
</tr>
<tr>
<td>TOTAL</td>
<td>92,197sqm or 9.21ha</td>
</tr>
</tbody>
</table>

5.6.31 All provision will need to be agreed through the masterplan/design process for each site and secured at planning application stage.

5.6.32 Based on the capital cost of new provision (which excludes the ongoing maintenance of such facilities, as this would be a revenue cost), the total cost of provision to address the needs arising from growth for amenity greenspace is £791,176.

5.6.33 In addition financial contributions will be sought to improve the quality of existing open space to meet the needs arising from growth. The cost totals: £160,643.

5.6.34 These costs are based on 2017 prices. The Council is currently reviewing costs to inform the next version of the IDP.

Funding

5.6.35 Outside of local authority budgets, there is no known source of funding available for the provision of additional amenity green space as would be required by the
development options. It is assumed that these would be funded solely through developer contributions.

**Delivery and timing**

5.6.36 Provision of new amenity greenspace will only be sought from developments of 100 units or more to create a sustainable community. In such cases, provision would be on-site as part of developments coming forward. It will be for the design and/or masterplanning process to establish when and where they are delivered, so this should be agreed between the Council and the developer. Ultimately it will be the developer that delivers such facilities. The potential on larger sites to co-locate community, sports and play facilities will help to maximise efficiency.

5.6.37 In all other cases a contribution towards improving the quality and multifunctionality of existing open space may be sought to ensure the nearest spaces are able to meet the needs of additional residents generated by new development.

5.6.38 Provision of facilities in other locations could be the responsibility of either the Council or the parish/town council in question.

**Natural and semi natural greenspace**

5.6.39 Natural and semi natural greenspace is provided across the District and can take many forms including local nature reserves, community woodlands and space left to nature.

**Existing capacity**

5.6.40 The Bassetlaw Open Space Needs Assessment identified that there was a total of 279.1 ha of natural and semi natural greenspace in the District across 21 spaces.

**Needs and costs**

5.6.41 The needs for amenity greenspace are set out below.

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Current provision</th>
<th>+/-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Worksop</td>
<td>1.98</td>
<td>-0.41</td>
</tr>
<tr>
<td>Retford</td>
<td>2.52</td>
<td>+0.12</td>
</tr>
<tr>
<td>Tuxford</td>
<td>0.01</td>
<td>-2.39</td>
</tr>
</tbody>
</table>

5.6.42 The Bassetlaw Open Space Needs Assessment recommended a standard of 2.43 ha per 1,000 population for natural and semi natural greenspace.

5.6.43 New natural and semi natural greenspace will only be sought where there is expected to be a new critical mass of residents to meet the demand. This is expected to only be at the Garden Village, Peaks Hill Farm, Trinity Farm and Cottam Priority Regeneration Area.

5.6.44 It is expected that such provision will be provided as part of the biodiversity net gain required for these sites. Additionally, community woodlands – from the
requirement of from all new development (5 trees per dwelling or per 1000 m² of non residential floorspace) - will be provided at the Garden Village, Peaks Hill Farm and Trinity Farm. Together these will provide accessible natural and semi natural greenspace in these locations.

Table 10: Need for trees arising from growth

<table>
<thead>
<tr>
<th>Site</th>
<th>Trees (no)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peaks Hill Farm</td>
<td>3750</td>
</tr>
<tr>
<td>Former Pupil Referral Centre</td>
<td>115</td>
</tr>
<tr>
<td>Former Manton Primary School</td>
<td>500</td>
</tr>
<tr>
<td>Talbot Road</td>
<td>75</td>
</tr>
<tr>
<td>Former Knitwear Factory, Retford Road</td>
<td>200</td>
</tr>
<tr>
<td>Canal Road</td>
<td>400</td>
</tr>
<tr>
<td>Trinity Farm</td>
<td>2,200</td>
</tr>
<tr>
<td>Leafields</td>
<td>150</td>
</tr>
<tr>
<td>Sandhills</td>
<td>375</td>
</tr>
<tr>
<td>Ollerton Road, Tuxford</td>
<td>450</td>
</tr>
<tr>
<td>Ashvale Road, Tuxford</td>
<td>300</td>
</tr>
<tr>
<td>Bassetlaw Garden Village</td>
<td>3750</td>
</tr>
<tr>
<td>Former Cottam Priority Regeneration Area</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>14,515</strong></td>
</tr>
</tbody>
</table>

5.6.45 Based on the capital cost of new provision (which excludes the ongoing maintenance of such facilities, as this would be a revenue cost), the total cost of provision - at £80 per tree - to address the needs arising from growth for new trees is £1,161,200.

5.6.46 To achieve biodiversity net gain on sites of 50 dwellings or more an additional allowance of £100 per dwelling has been identified. The total cost is £249,000.

5.6.47 These costs are indicative. The Council is currently reviewing costs to inform the next version of the IDP.

**Funding**

5.6.48 Outside of local authority budgets, there is no known source of funding available for the provision of tree planting or biodiversity enhancement to create new natural greenspace and/or community woodlands. These would be funded solely through developer contributions.

**Delivery and timing**

5.6.49 For Trinity Farm, Peaks Hill Farm and Bassetlaw Garden Village where the community woodlands will be located provision would be on-site as part of developments coming forward. For all other sites where tree planting is sought a financial contribution will be sought to enable the planting of trees in new community woodlands across the District. It will be for the design and/or masterplanning process to establish when and where they are delivered, so this should be agreed between the Council and the developer.
5.7 Outdoor sport

Playing pitches

5.7.1 The Bassetlaw Playing Pitch Strategy 2019 (PPS) identifies a need for pitches for youth and mini football, adult rugby union and cricket are required. Junior football pitches are generally half the size of adult pitches, although in the case of mini-football, they are smaller than this.

Existing provision

5.7.2 The PPS sets out that there are 122 grass playing pitches in the District. These provide facilities to support cricket, adult and junior football, mini soccer, rugby union and rugby league. Of these 22 spaces are private and 100 are public. There are no full size Synthetic Turf Pitches (STP) in the District.

Map 1: sites with football pitch

Map 2: Map of cricket pitch provision within Bassetlaw
5.7.3 Rugby league: Bassetlaw Bulldogs RLFC rents use of the pitches at Rayners Field from East Markham Playing Field Association on an annual basis.

5.7.4 The Bassetlaw Playing Pitch Strategy 2019 undertook a full review of existing demand and supply of both grass pitches (for adult football, junior football, mini soccer, rugby and cricket) and artificial grass pitches (AGPs, covering football and hockey).

**Needs and costs**

5.7.5 The PPS identified the needs as shown in Table 11. Future demand based on ONS calculations and club consultation which also includes any latent and displaced demand identified.
<table>
<thead>
<tr>
<th>Sport</th>
<th>Analysis area</th>
<th>Current picture (Match Equivalent Session - MES)</th>
<th>Future picture (2037)</th>
</tr>
</thead>
</table>
| Football (grass pitches)     | Harworth      | - Spare capacity of 1 adult MES.  
- Youth 11v11 pitches at capacity.  
- **Shortfall of 1 youth 9v9 MES.**  
- Mini 7v7 pitches at capacity.  
- Mini 5v5 pitches at capacity.                                                                                                                                                                          | - Spare capacity of 1 adult MES.  
- Youth 11v11 pitches at capacity.  
- **Shortfall of 2 youth 9v9 MES.**  
- Mini 7v7 pitches at capacity.  
- **Shortfall of 0.5 mini 5v5 MES.**                                                                                                                   |
|                              | Retford       | - Spare capacity of 0.5 adult MES.  
- Spare capacity of 0.5 youth 11v11 MES.  
- Spare capacity of 2 youth 9v9 MES.  
- **Mini 7v7 pitches at capacity.**  
- **Mini 5v5 pitches at capacity.**                                                                                                                  | - **Shortfall of 0.5 adult MES.**  
- **Shortfall of 2 youth 11v11 MES.**  
- **Shortfall of 0.5 youth 9v9 MES.**  
- **Shortfall of 0.5 mini 7v7 MES.**  
- **Shortfall of 3.5 mini 5v5 MES.**                                                                                                                     |
|                              | Rural         | - Spare capacity of 8.5 adult MES.  
- Spare capacity of 2.5 youth 11v11 MES.  
- Spare capacity of 1.5 youth 9v9 MES.  
- Spare capacity of 1.5 mini 7v7 MES.  
- Spare capacity of 0.5 mini 5v5 MES.                                                                                                                                 | - Spare capacity of 7 adult MES.  
- Spare capacity of 2.5 youth 11v11 MES.  
- Spare capacity of 1.5 youth 9v9 MES.  
- **Spare capacity of 1.5 mini 7v7 MES.**  
- **Shortfall of 2.5 mini 5v5 MES.**                                                                                                                     |
|                              | Worksop       | - Spare capacity of 1 adult MES.  
- **Shortfall of 2 youth 11v11 MES.**  
- Spare capacity of 1 youth 9v9 MES.  
- Spare capacity of 1 mini 7v7 MES.  
- **Shortfall of 0.5 mini 5v5 MES.**                                                                                                                  | - Spare capacity of 1 adult MES.  
- **Shortfall of 2.5 youth 11v11 MES.**  
- Spare capacity of 1 youth 9v9 MES.  
- **Spare capacity of 1 mini 7v7 MES.**  
- **Shortfall of 1.5 mini 5v5 MES.**                                                                                                                     |
|                              | District wide | - Spare capacity of 11 adult MES.  
- Spare capacity of 1 youth 11v11 MES.  
- Spare capacity of 3.5 youth 9v9 MES.  
- Spare capacity of 2.5 mini 7v7 MES.  
- **Mini 5v5 pitches at capacity.**                                                                                                                    | - Spare capacity of 8.5 adult MES.  
- **Shortfall of 2 youth 11v11 MES.**  
- **Youth 9v9 pitches at capacity.**  
- **Spare capacity of 2 mini 7v7 MES.**  
- **Shortfall of 8 mini 5v5 MES.**                                                                                                                       |
| Football (3G pitches)¹       | Harworth      | - Sufficient supply of full sized 3G pitches with floodlighting to meet affiliated team training demand.                                                                                                                                    | - Sufficient supply of full sized 3G pitches with floodlighting to meet affiliated team training demand.                                                                                                              |
|                              | Retford       | - **Shortfall of 1 full size floodlit 3G pitch.**                                                                                                                                                                                      | - **Shortfall of 1 full size floodlit 3G pitch.**                                                                                                                                                               |

¹ Based on accommodating 38 teams to one full size pitch for affiliated team training.
<table>
<thead>
<tr>
<th>Sport</th>
<th>Analysis area</th>
<th>Current picture (Match Equivalent Session - MES)</th>
<th>Future picture (2037)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sport</td>
<td>Rural</td>
<td>▶ Shortfall of 1 full size floodlit 3G pitch.</td>
<td>▶ Shortfall of 1 full size floodlit 3G pitch.</td>
</tr>
<tr>
<td></td>
<td>Worksop</td>
<td>▶ Shortfall of 1 full size floodlit 3G pitch.</td>
<td>▶ Shortfall of 1 full size floodlit 3G pitch.</td>
</tr>
<tr>
<td></td>
<td>District</td>
<td>▶ Shortfall of 3 full size floodlit 3G pitch.</td>
<td>▶ Shortfall of 3 full size floodlit 3G pitch.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rugby union (senior pitches)</th>
<th>Harworth</th>
<th>Pitches are at capacity.</th>
<th>Pitches are at capacity.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retford</td>
<td>Shortfall of 3.5 MES.</td>
<td>Shortfall of 4.5 MES.</td>
<td></td>
</tr>
<tr>
<td>Rural</td>
<td>Pitches are at capacity.</td>
<td>Pitches are at capacity.</td>
<td></td>
</tr>
<tr>
<td>Worksop</td>
<td>Shortfall of 2 MES.</td>
<td>Shortfall of 2.5 MES.</td>
<td></td>
</tr>
<tr>
<td>District</td>
<td>Shortfall of 5.5 MES.</td>
<td>Shortfall of 7 MES.</td>
<td></td>
</tr>
</tbody>
</table>

| Rugby league (senior)         | District | Spare capacity to accommodate additional demand. | Spare capacity to accommodate additional demand. |

<table>
<thead>
<tr>
<th>Cricket</th>
<th>Harworth</th>
<th>No grass cricket provision.</th>
<th>No grass cricket provision.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retford</td>
<td>Shortfall of 19 MES per season.</td>
<td>Shortfall of 35 MES per season.</td>
<td></td>
</tr>
<tr>
<td>Rural</td>
<td>Spare capacity of 59 MES.</td>
<td>Spare capacity of 47 MES per season.</td>
<td></td>
</tr>
<tr>
<td>Worksop</td>
<td>Spare capacity of 10 MES per season.</td>
<td>Shortfall of 6 MES per season.</td>
<td></td>
</tr>
<tr>
<td>District</td>
<td>Spare capacity of 50 MES per season.</td>
<td>Shortfall of 14 MES per season.</td>
<td></td>
</tr>
</tbody>
</table>

| Hockey (Sand/water AGPs)     | District | Demand can be met by existing supply and there is a need to retain three full size, floodlit AGPs. | Demand can be met by existing supply and there is a need to retain three full size, floodlit AGPs. |

<p>| Tennis courts                | District | Demand can be met by existing supply; however, there is an undersupply of year round playable community courts and an unproven understanding of court | Demand can be met by existing supply; however, there is an undersupply of year round playable community courts and an unproven understanding of court |</p>
<table>
<thead>
<tr>
<th>Sport</th>
<th>Analysis area</th>
<th>Current picture (Match Equivalent Session - MES)</th>
<th>Future picture (2037)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bowling greens</td>
<td>District</td>
<td>▪ Demand can be met with retained level of access.</td>
<td>▪ Demand can be met with retained level of access.</td>
</tr>
<tr>
<td>Athletics tracks</td>
<td>District</td>
<td>▪ Demand for track training can be catered for; however, there is a case for the improvement of quality of provision in order to increase the capacity available for Worksop Harriers &amp; AC.</td>
<td>▪ Demand for track training can be catered for; however, there is a case for the improvement of quality of provision in order to increase the capacity available for Worksop Harriers &amp; AC.</td>
</tr>
</tbody>
</table>

5.7.6 The Playing Pitch Strategy concludes that the existing position for all sports is either that demand is being met or that there is a shortfall, whereas in future there is shortfalls for some pitch types and in some areas where demand is currently being met and the exacerbation of existing shortfalls. There are current and future shortfalls of 3G pitches and capacity for rugby union cricket and football.

5.7.7 Whilst there is sufficient current and future capacity on suitable surface types across the District for hockey, unsecure tenure at Worksop College means there is a need to address levels of access as a priority.

5.7.8 Despite the above, the shortfalls are relatively minimal when compared to other local authorities nationally. As such, the Playing Pitch Strategy concludes that shortfalls can be met through the better use of existing provision, such as via pitch re-configuration, improving quality and encouraging or enabling access to unused/ unavailable provision.

5.7.9 But a shortfall of 3G pitches can only be met through increased provision. With resources to improve the quality of grass pitches being limited, an increase in 3G provision could also help reduce grass pitch shortfalls through the transfer of play, thus reducing overplay, which in turn can aid pitch quality improvements.

5.7.10 Guidance on costs from Sport England, shows that the cost of providing these facilities are as follows:

- Adult football pitches: £95,000
- Junior football pitches: £75,000
- Mini football pitches: £25,000
- Adult rugby pitches: £135,000
- Cricket pitches: £285,000
- 3G pitch: £985,000
5.7.11 Based on the needs for increased provision only, the total cost of provision of the 3G pitches is £2,955,000. In addition will be the cost of the changing facilities but this will depend on the specification which will be established on a case-by-case basis. These costs are based on second quarter 2018 prices. The costs include:

- External works (car parks, roads, paths, services connections etc) are included at an average cost of 15% in addition to the costs of the works
- Fees are included at 6% (inclusive of PM, SI, Planning and associated fees)

The costs exclude Project specific details/information, inflation beyond 2Q2018, VAT, Land acquisition costs and regional cost variations in materials and labour.

**Funding**

5.7.12 Outside of local authority budgets, the only known source of potential funding available for the provision of additional pitches required by the development options is from Sport England. Certain criteria would have to be met and it cannot be stated with any degree of certainty that such funding would come forward. For the purposes of this assessment, it is assumed that these would be funded solely through developer contributions.

**Delivery and timing**

5.7.13 Provision of football pitches would mostly be on-site as part of developments coming forward. It will be for the masterplanning process to establish when and where they are delivered, so this should be agreed between the Council and the developer. Ultimately it will be the developer that delivers such facilities. The potential on larger sites to co-locate community and sports facilities will help to maximise efficiency.

5.7.14 Provision of facilities in other locations could be the responsibility of either the parish/town council in question.

5.7.15 There may be needs for other types of specialist provision, e.g. tennis, bowls, golf etc. However, these are specialist requirements that are often provided by the private sector and are not included as part of this assessment.

**Other outdoor sports facilities**

5.7.16 The PPS also assessed the need for outdoor tennis, crown green bowls, athletics and polo. However, this did not identify any specific requirement for new provision. Wider factors influence such provision, including the quality of existing facilities and the types of provision (specifically public versus private). However, the PPS did recognise that there was the need to increase capacity at South Wheatley Village Hall to meet aspirations and also to improve quality of provision in order to increase the capacity available for athletics for Worksop Harriers & AC.
Indoor Sports Facilities and Swimming Pools

5.7.17 Sports halls can accommodate a diverse range of sports and recreational activities offering space for team sports, gymnastics, martial arts, group exercise classes, conditioning and training. The flexibility of sports halls can also offer space for non-sporting activities for wider community use when designed and managed well.

5.7.18 The Council is undertaking a Built Facilities Strategy to identify the need for indoor sports facilities in the District. This is expected to be completed by late Spring 2020. This will inform the development of the Local Plan. This IDP will be updated appropriately.

Table 12: Summary of leisure and recreation needs

<table>
<thead>
<tr>
<th>Project</th>
<th>Amount</th>
<th>Estimated cost £</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allotments</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Children and young people’s space</td>
<td>7863sqm or 0.78ha</td>
<td>982,875</td>
</tr>
<tr>
<td>Amenity greenspace</td>
<td>92,197sqm or 9.21ha</td>
<td>791,176</td>
</tr>
<tr>
<td>Amenity greenspace</td>
<td>Financial contribution</td>
<td>160,643</td>
</tr>
<tr>
<td>Community woodland</td>
<td>14,515 trees</td>
<td>1,161,200</td>
</tr>
<tr>
<td>Biodiversity</td>
<td></td>
<td>249,000</td>
</tr>
<tr>
<td>3G pitches</td>
<td>3 full size pitches</td>
<td>2,955,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>6,299,894</strong></td>
</tr>
</tbody>
</table>
6.0 Early years and Education

6.1 Nottinghamshire County Council (NCC) has statutory duties as the Education Authority to ensure a sufficiency of pre-school places (e.g. Play Group and/or Nursery provision) for children aged three and four. There is also a duty to ensure places for certain 2 year olds (Early Years and Childcare (EY&C) within the area and to secure school places for all children of statutory school age who are resident in the District and whose parents want them to attend a state funded school. This section is based on information provided by NCC and the Council’s research. All school place requirements will be subject to review moving forward.

6.2 NCC, as Education Authority, has assessed the pupil product arising from the proposed allocations in the spatial strategy. Any homes already occupied are excluded to ensure pupils that are already on school rolls are not double counted.

6.3 The schedule of sites, set out in section 2, is then matched to the relevant school place pupil planning area; anticipated pupil numbers calculated; the additional demand checked against current capacity; deficits in provision identified that will likely occur and potential solutions for accommodating additional demand identified (i.e. new schools or expansions).

6.4 The final projected demand for places for each development will be calculated during the planning application process using the formulae described in the County’s Planning Obligations Strategy. This is translated into a funding requirement which is detailed in the Strategy as a per pupil place cost. Where a new development is proposed in an area with sufficient projected capacity, no financial contribution will be required; where the proposed development would result in insufficient projected capacity, a contribution will be required. There may be a requirement, in some cases, for a new school. This is likely to be the case if the proposed development is in an area where all schools have already been expanded to reach their site capacity, or where the development is large enough to sustain its own school. Where a new school is required, the base level of contribution will be an area of land for the required size of school, as defined by the DfE, plus the cost of building the school.

6.5 Based on the projected phasing of development, an indication is provided as to when it is likely to need to open new, or expand existing, schools. Given that the need for such provision will largely be determined by actual build rates, the dates provided should be regarded as indicative. This Infrastructure Delivery Plan is therefore based on a very specific set of assumptions from the best available evidence at a point in time in mid 2019. Benchmark costs for the infrastructure identified is also provided to inform plan preparation and viability.

6.6 This process used is set out in the NCC’s Planning Obligation Strategy 2019.

6.7 The roll out of academies does not change the County Council’s legal duty to ensure sufficient school places are available. Therefore when providing school places developers / agents should contact the County Council to discuss how
these will be provided. When a new school is required to mitigate the impact of development(s) this will be achieved through the Free School presumption process. This approach requires the approval of the Regional Schools Commissioner acting on behalf of the Secretary of State.

**Early Years**

6.8 NCC delivers EY&C through a commissioning approach, with a responsibility for providing targeted support and Government funded Free Early Education Entitlement (FEEE) for vulnerable 2-year olds and FEEE for all 3- and 4-year olds, which are commissioned from the private, voluntary and independent sectors.

6.9 The Government doubled the amount of free childcare from 15 to 30 hours a week for working parents of 3- and 4-year olds from September 2017. This is being delivered through local authorities, as it does for the existing 15 hours.

6.10 Nursery schools exist at the following locations (with a primary school):

- **Worksop:** Holy family, Norbridge, Prospect Hill, Redlands, Sir Edmund Hillary, Sparken Hill, St Augustine’s, Worksop Priory
- **Retford:** Bracken Lane, Carr Lane, Hallcroft, St Swithun’s
- **Harworth:** Serlby Park
- **Rural Area:** Misterton, Tuxford, Kingston Park, Langold and Langold Dyscarr, Elkesley, North Wheatley, Haggonfields

6.11 At this stage, NCC have not identified a need for contributions for EYC provision apart from those identified as part of new primary schools identified below.

**Primary School Provision**

6.12 The District has the following primary schools:

- **Worksop:** Gateford Park; Holy Family Catholic; Norbridge; Prospect Hill Infant, Prospect Hill Junior, Redlands, Sir Edmund Hillary; Sparken Hill; St Anne’s C of E; St Augustine’s, St John’s C of E and Worksop Priory C of E.
- **Retford:** Bracken Lane, Carr Hill, Hallcroft, Ordsall, Ranby C of E; St Joseph’s Catholic, St Swithun’s C of E and Thrumpton. Harworth:
- **Harworth:** Harworth C of E, Serlby Park Academy; St Patrick’s Catholic.
- **Rural area:** Misterton Primary, Walkeringham Primary, Dunham on Trent C OF E, East Markham, Tuxford, Kingston Park, Langold; Langold Dyscarr, Ramsden, Primary School of St Mary and St Martin, Beckingham, Clarborough, Cuckney C OF E, Elkesley, Everton, Gamston C OF E, St Peter’s C OF E, Gringley; Mattersey, Misson, St Matthew’s C OF E, Normanton, Leverton C OF E, North Wheatley C OF E, Rampton, Ranskill, St Luke’s C of E, Shireoaks, Sturton C OF E, Sutton cum Lound C OF E, Haggonfields Primary.

**Needs**

6.13 The Education Authority identify that the development identified by the Local Plan will generate the following primary school places:
<table>
<thead>
<tr>
<th>Site</th>
<th>No of school places</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peaks Hill Farm</td>
<td>158</td>
<td>3,253,536</td>
</tr>
<tr>
<td>Former Pupil Referral Centre</td>
<td>5</td>
<td>87130</td>
</tr>
<tr>
<td>Former Manton Primary School</td>
<td>21</td>
<td>365,946</td>
</tr>
<tr>
<td>Talbot Road</td>
<td>4</td>
<td>69704</td>
</tr>
<tr>
<td>Former Knitwear Factory, Retford Road</td>
<td>12</td>
<td>209,112</td>
</tr>
<tr>
<td>Canal Road</td>
<td>18</td>
<td>313,668</td>
</tr>
<tr>
<td>Trinity Farm</td>
<td>93</td>
<td>-</td>
</tr>
<tr>
<td>Leafields</td>
<td>7</td>
<td>-</td>
</tr>
<tr>
<td>Sandhills</td>
<td>17</td>
<td>-</td>
</tr>
<tr>
<td>Ollerton Road, Tuxford</td>
<td>20</td>
<td>348,520</td>
</tr>
<tr>
<td>Ashvale Road</td>
<td>14</td>
<td>243,964</td>
</tr>
<tr>
<td>Bassetlaw Garden Village</td>
<td>158</td>
<td>3,253,536</td>
</tr>
<tr>
<td>Former Cottam Priority Regeneration Area</td>
<td>95</td>
<td>1,956,240</td>
</tr>
<tr>
<td>TOTAL</td>
<td>622</td>
<td>10,101,356</td>
</tr>
</tbody>
</table>

6.14 The following principles have been used by NCC to determine the overall needs and costs:

- New primary schools are assumed to be two forms of entry (22FE) with a 56-place nursery unless otherwise stated.
- Permanent expansions are costed at £17,426 per primary school place. All costs in this section are quoted at April 2019 prices. New school placements are costed at £20,592 per primary school place.

6.15 Land and site preparation costs are excluded. Where a new school is required on site it is expected that the developer will provide free, fit-for-purpose sites that are fully serviced and remediated.

6.16 The Council will continue to work with NCC to determine which schools should benefit from developer contributions, based on their potential for expansion.

**New Gateford Park Primary, Worksop**

6.17 One new 210-place primary school is required in Worksop. Whilst the Peaks Hill Farm allocation itself would generate some 158 places, NCC identify that the agreed provision of a new 2FE primary school at the nearby Gateford Park development should be expanded to accommodate the growth from Peaks Hill Farm in this plan period. Land will be required to be set aside to accommodate a primary school at Peaks Hill Farm to meet needs in the next plan period.

6.18 Contributions to Peaks Hill Farm will be charged at the new schools rate of £20,592 to help fund the delivery of the new primary school at Gateford Park.

6.19 This provision will also include a 56-place nursery. The cost of providing a co-located EY&C facility would be included in the overall cost of providing the new primary school.
Bassetlaw Garden Village and Cottam Priority Regeneration Area
6.20 Both of these developments will be delivered over two plan periods and are expected to require a new primary school and 56 place nursery on each site over their lifetime. NCC only support a 210 place primary school. But it is likely that these sites will not initially require a 210 space school. The Council will continue to work with the LEA to agree an appropriate solution for the delivery of primary education in these locations. At this stage costs are charged at the new school rate.

6.21 Should a new school be required in this plan period, NCC will require the developer to provide fully serviced land to accommodate the school, plus financial contributions, (based on the cost per pupil referred to above) to deliver a new school taking into account any relevant building standards requirements.

Retford
6.22 In Retford, at this stage, the number of dwellings proposed is at a level which can be accommodated in the existing primary schools because there is projected to be a surplus of 110 primary places over the next five years.

Worksop and Tuxford
6.23 All other contributions will be secured at the expansion rate of £17,426.

6.24 Overall, the total cost of providing primary education is expected to be: £10,101,356.

Secondary Education
Existing Capacity
6.25 Bassetlaw has four secondary schools at: Elizabethan Academy, Outwood Academy Portland, Outwood Valley Academy, Retford Oaks Academy.

Needs
6.26 The principles for secondary education are the same as those for primary education. The only amendments and additions are:

- Expansions are costed at £23,875 per secondary school place and £25,160 per new school place.

6.27 The Education Authority identify that the development identified by the Local Plan will generate the following secondary school places:

<table>
<thead>
<tr>
<th>Site</th>
<th>No of school places</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peaks Hill Farm</td>
<td>120</td>
<td>2,865,000</td>
</tr>
<tr>
<td>Former Pupil Referral Centre</td>
<td>4</td>
<td>95,500</td>
</tr>
<tr>
<td>Former Manton Primary School</td>
<td>16</td>
<td>382,000</td>
</tr>
<tr>
<td>Talbot Road</td>
<td>3</td>
<td>71,625</td>
</tr>
<tr>
<td>Former Knitwear Factory, Retford Road</td>
<td>7</td>
<td>167,125</td>
</tr>
<tr>
<td>Canal Road</td>
<td>13</td>
<td>310,375</td>
</tr>
<tr>
<td>Trinity Farm</td>
<td>70</td>
<td>1,671,250</td>
</tr>
<tr>
<td>Location</td>
<td>Number</td>
<td>Cost (£)</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------</td>
<td>----------</td>
</tr>
<tr>
<td>Leafields</td>
<td>5</td>
<td>119,375</td>
</tr>
<tr>
<td>Sandhills</td>
<td>12</td>
<td>286,500</td>
</tr>
<tr>
<td>Ollerton Road, Tuxford</td>
<td>15</td>
<td>358,125</td>
</tr>
<tr>
<td>Ashvale Road</td>
<td>10</td>
<td>238,750</td>
</tr>
<tr>
<td>Bassetlaw Garden Village</td>
<td>120</td>
<td>2,865,000</td>
</tr>
<tr>
<td>Former Cottam Priority Regeneration Area</td>
<td>72</td>
<td>1,719,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>467</td>
<td><strong>11,149,625</strong></td>
</tr>
</tbody>
</table>

6.28 Sufficient land has been allowed at proposed secondary schools for sixth forms but build costs for post-16 provision are excluded.

6.29 NCC identify that the number of secondary school places generated by the growth strategy can be accommodated by secondary school expansions in the District. The exact expansion plans for school are not yet known, and will be subject to further discussion with NCC.

6.30 Overall, the total cost of providing secondary education is expected to be: £11,149,625.

**Funding**

6.31 At this stage the costs are calculated on number of dwellings proposed. Most dwellings, irrespective of size or type are assumed to be qualifying houses, except specialist residential accommodation, or for a development solely for 1 bed apartments which are unsuitable for families, or specialist units, such as those for the elderly. This IDP thereby provides a ‘worst case’ scenario.

6.32 Funding will predominantly come from developer contributions. Where the expansion of specific school/EY&C sites are identified appropriate levels of contribution may be secured through the pooling of S106 contributions and/or CIL.

6.33 Some limited funding will also come from Central Government Basic Need funding although this funding is only expected to address population growth rather than new development, in many cases where existing schools are expanded it will be difficult to distinguish between the two in terms of additional provision.

6.34 The costs of provision are at 2019 prices. All contributions must be index linked to the date of the s106 agreement. The base costings for school expansions have been informed by multipliers put forward by the Department for Education.

**Timing and delivery**

6.35 Whilst obligations need to relate to the impact of development proposed across time, it is important that funding is available in advance to ensure that the necessary investment can be made in order to deliver school places when needed. It typically can take at least 2-3 years to deliver a project to expand school places in any one locality.
6.36 Financial contributions for new school places will be paid to the County Council. Where monies will be used to deliver additional places at an academy, a Grant Agreement will be prepared by the County Council and sent to the Academy Trust for signing. This will set out the level of contribution to be transferred, how this will be paid, what the monies will be used for and the conditions for spend including circumstances which will see monies repaid to the County Council.

Table 15: Summary of education needs

<table>
<thead>
<tr>
<th>Project</th>
<th>Places</th>
<th>Estimated cost £</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary education</td>
<td>622</td>
<td>10,101,356</td>
</tr>
<tr>
<td>Secondary education</td>
<td>467</td>
<td>11,149,625</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1089</strong></td>
<td><strong>21,250,981</strong></td>
</tr>
</tbody>
</table>
7.0 Health and Social Wellbeing

7.1 Health and care services and the way they are organised both from a commissioner and provider prospective may change over the life of this plan. At this stage the focus will be on the additional demand that the population growth will require in the different traditional sectors that currently exist. For the purposes of the IDP, these are:

- General Practitioner (GP) services
- Hospitals
- Social care

7.2 The Health and Social Care Act 2012 has radically changed the way in which health care services are planned and organised. These are primarily provided by the Clinical Commissioning Groups (CCGs). The CCG is responsible for planning and buying (‘commissioning’) local health care services with exception of GP Services, which are commissioned by NHS England. This section is based on information provided by Bassetlaw CCG and the Council’s research. All health care requirements will be subject to review moving forward.

7.3 The development of new housing increases the number of people living in an area, and with that the demand on local health services, including but not limited to: community health care, community mental health care, general practice services, dental services, pharmacy services, in patient care, accident and emergency services and the third and voluntary sector that support the delivery of health care services in Bassetlaw. Whilst there will be a consequential impact on all health and social care services, the focus of this IDP will with regards Primary General Medical Care (GP Practices) and hospital care.

7.4 NHS Improvement's Securing Section 106 and Community Infrastructure Levy – a guide, September 2018 states that when houses are built and an area’s population increases as result, existing infrastructure needs to be updated/expanded to provide more capacity. Health Trusts can seek appropriate support to cover increased costs such as specific capital investment as a direct result of developments. However, Health Trusts need to be clear about how their services and facilities will be impacted by development and the resulting increase in population in their catchment area. The CCG wants to ensure that the process of securing the delivery of upgraded infrastructure to meet increased demands from new development works efficiently and effectively and is not too onerous.

7.5 Bassetlaw CCG is not directly responsible for managing the health estate, however it has a strategic role in working with all partners to understand the NHS, Local Authority and community asset base to ensure the estate is fit for delivering the CCG’s commissioning plans. NHS England emphasises the need for local health care provision being available sooner to prevent the escalation of health issues so this requires local infrastructure being in place to accommodate such demands.
7.6 Bassetlaw CCG intends to maximise the healthcare assets flexibly; to change their use if required; to dispose of promptly when not required; to assist the speedy development of new facilities; and to seek developer funding through the planning system for new healthcare facilities where they are required to support population growth arising from new developments. Occupation of health care facilities has a revenue cost for the CCG and therefore, funding will only be sought where there is change in demand for existing healthcare facilities and ongoing revenue costs are affordable to the CCG and other health partners. Where a new development is proposed in an area with sufficient projected capacity, no financial contribution will be required.

**Existing Capacity**

7.7 The NHS Long Term Plan and the new five-year framework for the GP contract aims to create Primary Care Networks that provide a wider range of primary care services to patients, involving a wider set of staff roles for example, extended access, clinical pharmacist, physician associates and paramedics.

7.8 Primary Care Networks will be the footprint around which integrated community-based teams will develop, and community and mental health services will configure their services around primary care network boundaries. To deliver community based integrated services, General Practice infrastructure will need to be sustained, and where necessary developed to ensure the Primary Care Networks can be delivered in local communities.

7.9 Bassetlaw CCG practices have joined together to create three Primary Care Networks covering the Bassetlaw CCG footprint (Maps 1-3 below).

![Map 1: Newgate PCN Boundary](image-url)
7.1 In Bassetlaw CCG at June 2019, there were 9 GP practices, making up the three PCNs identified above, delivering services to 118,554 registered patients from 16 sites, 8 of which are GP owned and 8 are leasehold. The sites are shown on map 4 below.

7.10 Bassetlaw GP practices work extremely efficiently to ensure that services can be delivered that maximise patient access. At the inception of the CCG all of the practices were delivering services from their main practice sites that were at or had exceeded the space requirements indicated in the NHS England
space estimator. Mergers of GP practices in the area have seen fewer main sites and an increase in branch sites.

Map 4: GP sites

7.12 In recent years to ensure premises were better suited to deliver new models of care the CCG has successfully sought capital funding from NHS England to reconfigure or extend existing GP premises, however this was in response to the emerging demands on primary care.

Bassetlaw District General Hospital

7.13 The hospital is located in Worksop and has been subject to reconfiguration over recent years. However, an increase in demand from new development would lead to changes to infrastructure and/or service models.

Needs

7.14 Bassetlaw CCG is responsible for planning and commissioning primary care, hospital and community services in Bassetlaw. Where residential developments create extra demand for health services, contributions may be sought towards the provision of the appropriate facilities to accommodate that extra demand.

7.15 The demographic age profile of Bassetlaw, combined with the rising health needs due to the prevalence of long-term conditions will place increased demand on local services. The already forecast population growth, especially in the under-16 and over-75 age groups will be compounded by current and planned housing development as per the emerging Local Plan.

7.16 Where contributions are secured towards new GP infrastructure but do not cover the full cost, any shortfalls in funding will need to be managed by health
partners including GPs and CCGs with due consideration to available resources in the relevant accounting period.

7.17 The Healthy Urban Development Unit (HUDU) model calculates indicative health contributions arising from development proposals. The model takes full account of the demographics of the existing population, and the future predicted population growth. The model is generally accepted based on the most up to date information available from ONS and other sources and forms the basis for the approach in this IDP.

7.18 Contributions will be required for every GP patient required in excess of the projected capacity (if calculations indicate that spare places will exist in the catchment practice area by the time the development can reasonably be expected to generate new demand for places, the requirement will be adjusted accordingly).

7.19 Projected capacity will be calculated on the basis of:
- the practice’s existing net capacity;
- any planned changes to the general practice or other health and wellbeing estates building stock affecting the practice’s net capacity calculation (a revised net capacity);
- patient projections (revised annually).

7.20 Using standard NHS cost and floor space requirements for the various facilities, the model quantifies the impact of space and cost, enabling an estimate of cost per dwelling based on the future expansion of the population. This is informed by information from Department of Health and NHS Digital:

- On average 1 x WTE GP is required per 1,800 patients. Guidance dictates that rooms used for treatment and/or consultation should be no less than 16m². The NHS England space estimator only allows for primary medical services and does not include provision for co-location/integration or primary care network workforce proposals.
- The Royal College of GPs state that an average patient will see a GP 7 times a year. This is an increase from 20 years ago when a patient would see their doctor three times a year.

7.21 It is recognised that 90% of patient interaction is within primary care. The average GP to patient ratio is 1800 patients per GP; this is reflected locally within Bassetlaw CCG with 80 GPs logged as 69.9 WTE which on average offers 1 GP to 1739 patients.

7.22 Bassetlaw CCG identifies that the majority of the proposed allocations in Worksop and Retford, as well as Tuxford, Cottam and the Garden Village will impact on all the Primary Care Networks and at an individual practice level the majority of the GP practices.
**Worksop**

7.23 Worksop has two main GP practices: Larwood Health Partnerships and Newgate Medical Centre. Larwood Health Partnerships deliver services from five sites - Larwood, Carlton, Langold, Harworth and Manton - and have recently benefited from an extension to their main site premises, and investment in two of their branch sites.

7.24 Newgate Medical Centre deliver services from one main site in Worksop town centre and is currently undergoing some internal reconfiguration to increase clinical space. The NHS England space estimator shows that this will only allow for meeting current demand and not for growth. It is vital that clinical space is created at this site to ensure clinical sessions can be increased and increased patient demands met.

**Retford**

7.25 Retford and Villages form one PCN. Primary care services in Retford are delivered by three GP practices: Riverside Health Centre delivered by Riverside Health Partnership and located close to the town centre, Kingfisher Family practice and Crown House Surgery at the Retford Primary Care Centre on the hospital site. Riverside Health Centre have branch sites at Harworth, Misterton and Gringley. There are two further practices at North Leverton and Tuxford.

7.26 Riverside Health Centre is a training practice, which is pivotal to ensuring that GP workforce is strengthened to ensure there is an increase in GPs in Bassetlaw to deliver services to a larger population base. The practice is currently at capacity in terms of space at their main site which impedes on the space available to progress trainee GPs. An increase in local population may impact on ability to access health services. Kingfisher and Crown House are located in a LIFT building; any additional space requirements would lead to reconfiguring the internal space available.

7.27 The CCG have indicated through a RAG assessment of the sites in Worksop and Retford that several of the smaller sites will not be required to provide developer contributions, as the cost of the additional patients generated can be absorbed by existing facilities.

**Bassetlaw Garden Village and Cottam Priority Regeneration Area**

7.28 Bassetlaw CCG will require contributions for health care in these locations as there is limited existing health service infrastructure. Transport links in relation to accessing health care services will be of a keen interest to stakeholders and the CCG.

7.29 The need or otherwise for developer contributions towards health provision will be identified at planning application stage, or where a developer subsequently seeks to vary the number or type of units.

7.30 Where a development is required to provide mitigation such as additional GP consulting space and it is uncertain if an existing health facility in the area can
accompany the additional patients needed, a feasibility appraisal in connection with the GP Practice(s) and the CCG will be needed. All feasibility work will be at the cost of developers.

7.31 Generally the NHS policy locally is to attempt to accommodate growth wherever possible within current premises envelope, though this is likely to require capital works to adapt facilities over time, and only to seek new premises where this is demonstrably necessary.

7.32 Health care infrastructure may include:

- Alterations and extensions to existing facilities and sites from which health and community services are delivered, including primary and secondary care services, to accommodate increased patient numbers;
- Sites for the development of facilities from which health and community services will be delivered;
- Construction costs of new facilities from which health and community services will be delivered;
- Contributions towards the provision of additional spaces and capital developments to deliver health services;
- Other building provision at existing medical centres or other community provisions where this releases additional capacity.

7.33 Where a new facility is required on a large development, the building may, with the agreement of the developer and Bassetlaw CCG be built, developed and funded by the developer and the freehold or long leasehold interest handed over to the NHS. Where there is provision of a suitable new facility by the developer, no financial contribution would be sought. The CCG will need to approve any revenue consequences as a result of any such developments.

7.34 It is not possible to accurately determine the build cost or size of new health facilities at this stage. This will be resolved at a more advanced stage in the planning process.

Costs

7.35 The HUDU model and standard NHS cost and floor space requirements for the various facilities have quantify the space and cost required. This generates a cost per dwelling based on the future expansion of the population.

7.36 The required cost per dwelling incurred for primary care services is £610. For example, if a development of 2,900 dwellings were to be built, generating an expected population of 6,670 patients, a £610 per dwelling formula would generate 720sqm of clinical space.

7.37 For acute services, based on a formula which projects increases in attendance at hospital, pro rata for a per capita population, the cost per dwelling is £69.
7.38 These figures will be updated when the DfHSC or NHS England produce updated information or through changes to building costs using the appropriate BCIS indexation. These figures are index-linked from the date of the relevant legal agreement relating to the granting of planning permission to the BCIS All-In Tender Price Index.

7.39 Table 16 below indicates the costs that may be sought from allocations in the Local Plan.

<table>
<thead>
<tr>
<th>Site</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peaks Hill Farm</td>
<td>509,250</td>
</tr>
<tr>
<td>Former Pupil Referral Centre</td>
<td>-</td>
</tr>
<tr>
<td>Former Manton Primary School</td>
<td>-</td>
</tr>
<tr>
<td>Talbot Road</td>
<td>10,185</td>
</tr>
<tr>
<td>Former Knitwear Factory, Retford Road</td>
<td>-</td>
</tr>
<tr>
<td>Canal Road</td>
<td>-</td>
</tr>
<tr>
<td>Trinity Farm</td>
<td>298,760</td>
</tr>
<tr>
<td>Leafields</td>
<td>-</td>
</tr>
<tr>
<td>Sandhills</td>
<td>50,925</td>
</tr>
<tr>
<td>Ollerton Road, Tuxford</td>
<td>61,110</td>
</tr>
<tr>
<td>Ashvale Road</td>
<td>40,740</td>
</tr>
<tr>
<td>Bassetlaw Garden Village</td>
<td>509,250</td>
</tr>
<tr>
<td>Former Cottam Priority Regeneration Area</td>
<td>305,550</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,785,770</strong></td>
</tr>
</tbody>
</table>

7.40 As the annual rental costs of primary medical care services creates a revenue consequence for the CCG, developments will be progressed when necessary and be strategically planned within estates forums.

**Funding**

7.41 NHS capital funding is extremely limited and is mainly used to facilitate small improvement works. For the provision of new healthcare facilities there are various non-NHS capital funding options, for which the NHS would be responsible for the revenue consequences. Revenue consequences of any infrastructure works would need to be carefully considered and subject the NHS approval process.

7.42 Shared facilities may necessitate the need for individually leased spaces and separate revenue funding streams.

**Timing and nature of future provision**

7.43 The necessary provision should be delivered as new growth comes forward to ensure that health care impacts are appropriately mitigated.

7.44 Where any on-site provision is required this may need to be phased to reflect the time period over which growth is expected. The exact quantum of space and the
nature of the requirement will need to be discussed at the point of the development of specific proposals. The reason for this is that healthcare services and models of care are under review and are likely to change significantly.

7.45 Whilst obligations need to relate to the impact of development proposed across time, it is important that funding is available in advance to ensure that the necessary investment can be made in order to deliver primary care capacity when actually needed. It typically can take at least 2-3 years to deliver a project to expand primary care capacity.

Social care

7.46 Social care for both adults and children is provided by Nottinghamshire County Council (NCC). This covers a range of functions and services and is provided by a range of different providers.

7.47 NCC can make specific provision of built infrastructure for care services, e.g. extra care housing for older people.

7.48 At this stage, no infrastructure requirements have been identified to deliver the Local Plan.

Table 17: Summary of health and social care needs

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated cost £</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health care</td>
<td>1,785,770</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,785,770</td>
</tr>
</tbody>
</table>
8.0 Community Facilities

8.0.1 Community infrastructure helps to create, sustain and enliven communities. It ranges from purpose-built community facilities such as libraries, to community centres. Together these places support the activities which are required to help build community, foster a sense of place, meet the cultural and recreational needs of communities and promote community wellbeing.

8.1 Libraries

8.1.1 Library services are provided by Nottinghamshire County Council.

8.1.2 Libraries and their provision is changing significantly. Partly this is due to reducing budgets but also due to the growth of information technology and the population’s needs of a core community information service.

8.1.3 Community Libraries, 2013 by the Arts Council and Local Government Association set out the changing ways in which local residents use library facilities. The report drew upon best practice to outline ways in which communities are supporting and managing local library services. Library facilities in the district are also used for community-run events and activities, and are increasingly becoming spaces where the public can come together.

8.1.4 In Bassetlaw there are libraries in Worksop, Bircotes, Carlton in Lindrick, Langold, Misterton, Retford, Tuxford and Worksop. Mobile vehicles serve more remote areas.

8.1.5 Given that the libraries are based within settlements, they are less accessible to more rural areas of the district. However, there are no distance standards relating to libraries. For this reason, it has to be assumed that there is no existing deficit in library provision.

8.1.6 NCC’s Planning Obligations Strategy identifies that contributions for additional stock may be sought from larger developments of 50 or more dwellings. The need for a contribution will be established by comparing the current capacity of the library and population it serves against the number of people likely to be generated by the new development. Where the existing library’s capacity would be exceeded, a contribution will be required.

8.1.7 The capacity of a library is determined based on a service requirement of 30m² of public library space per 1,000 population, based upon the current model of delivery in the Museums, Libraries and Archives (MLA) advice. The catchment population of the library is identified by the home addresses of customers who borrow from that library using data from the Library Management System. For any postcode where the majority of customers use a specific library, that library will include that postcode in its catchment area.

8.1.8 To date, NCC have not provided any evidence to justify the requirement for additional stock from development proposed by the Local Plan.
8.2 Community Centres

Existing provision

8.2.1 Historically, community halls were established as the community expanded to serve an identified community need - identified by the local authority or by the local community - or as an act of altruism by local landowners. Recently, such facilities have been managed by local authorities. The following community centres exist in the District:

Westhill Community Centre
Thievesdale Lane Community Centre
Rayton Spur Community Centre
Laburnum Community Centre
Kingston Road Community Centre
Kilton Forest Community Centre
Hallcroft Community Centre
Devonshire Road Community Centre
Crown Place Community Centre
Cleveland Close Community Centre
Beverley Road Community Centre
The Beeches Community Centre
Balmoral Community Centre

8.2.2 In addition, the Rural Settlements Study 2019 assessed that there is a good geographic and quantitative spread of village halls within the rural area, and they serve an important sports function where more centrally-placed leisure centres are difficult to reach.

8.2.3 Most of the existing village/community halls appear to be in a good state of repair and maintenance, although of varying age and fitness for contemporary needs. In some locations their upgrading might help to meet community needs where access to more centrally placed leisure centres is difficult.

Needs and costs

8.2.4 In terms of indoor sports provision, the Council will be undertaking a Built Facilities Study in 2020. This will help determine the quality of provision and any future needs.

8.2.5 The draft Local Plan recognises that the strategic allocations of the Bassetlaw Garden Village, Cottam Priority Regeneration Area and Peaks Hill Farm will be required to provide appropriate community facilities to meet the needs of the future development. It may be preferable in these locations to provide community facilities as part of one large, multi-use facility. Community centres are often used for sporting activities. However, if such sporting facilities are already to be provided (either as a stand-alone facility or through use, for example, of secondary school facilities) then it is not necessary for such a large centre to be provided.
8.2.6 The type of provision will be agreed through the masterplanning process to meet the needs of each development. At this stage no costs have been identified.

**Funding**

8.2.7 In certain circumstances, funding can be sought from Sport England if the facility is to provide a significant level of sports facilities. Where new build facilities are provided on a strategic site it is expected that these will be provided by the developer.

8.2.8 Commonly such land is provided as free land in lieu of other charges, so a developer may offer either the land and a capital contribution towards the construction of a community building, or the identification of a site and construction of the building with subsequent transfer to a parish council if there is one, or another community body or trust.

**Timing of provision**

8.2.9 There is no particular need for community centres to be provided at a certain time. Although they should be provided by the time that a reasonable proportion of the population of a new strategic development has been established.

**Burial space**

8.2.10 There are 93 churchyards and cemeteries in Bassetlaw. At this stage the current sites are considered appropriate to manage the impact from new development identified by the Local Plan.

**Waste Collection Disposal**

8.2.11 Bassetlaw District Council is responsible for collecting householder waste. Commercial waste is dealt with by commercial contractors. The Council operates a 'two bin' system, where there are two 'wheelie bins': one for household waste (green bin) and the other for recycling waste (blue bin). The bins are collected on an alternative fortnightly basis, on a specific day depending on the collection route (see map below).

**Recycling Facilities**

8.2.12 While the County Council is responsible for the disposal of the recyclable material, Bassetlaw District Council provides an alternate week kerbside collection of dry recyclables. This means that one week the green wheelie bins containing residual waste will be collected and then the following week the blue wheelie bins containing the dry recyclable materials are collected. There are approximately 50 recycling banks around the District, taking glass and textiles. These are shown in the map below.
8.2.13 Nottinghamshire County Council is the Waste Disposal Authority (WDA) covering the District and provides waste disposal infrastructure to ensure waste generated by households, and other wastes collected by Councils in Nottinghamshire, is effectively managed.

8.2.14 The delivery of the Local Plan may impact on waste management systems as the resultant population growth will lead to an increase in waste which require handling and disposal.

8.2.15 NCC’s Planning Obligations Strategy identifies that contributions for household waste recycling facilities may be sought from developments of 200 units or more to support the development of a new or improved recycling centre capable of serving the expected additional demand in the area. The current cost is £72.22 per dwelling.

8.2.16 To date, NCC have not provided any evidence to justify the requirement for a contribution from development proposed by the Local Plan.
9.0 Other community infrastructure

9.1 Emergency services

Police

9.1.1 Nottinghamshire Police is responsible for delivering services to address community safety, tackle the fear of crime and seek to achieve a reduction in crime in Nottinghamshire through a number of methodologies including the detection of offenders. The primary roles of the police service are: protection of life and property; prevention and detection of crime; and, maintenance of ‘The Queens Peace’ (‘The Peace’).

9.1.2 There are two policing areas within Bassetlaw – West and East. West Bassetlaw policing area covers Worksop, Carlton, Langold and Blyth, and East Bassetlaw covers the rest of the district. The divisional headquarters are based in Worksop, with other stations located in Retford (East Bassetlaw headquarters) and Harworth Bircotes. There are contact points in Misterton and Tuxford.

9.1.3 The delivery of growth and planned new development in the District would impose additional pressure on the Nottinghamshire Police existing infrastructure bases, which are critical to the delivery of effective policing and securing safe and sustainable communities.

9.1.4 At this stage, Nottinghamshire Police has not identified any infrastructure to address the needs arising from growth.

Fire Service

9.1.5 Within Bassetlaw, there are two whole time fire stations (at Worksop and Retford) and retained stations at Harworth, Misterton and Tuxford (not manned 24 hours but have staff on call). This is currently being reviewed. It is expected that the stations will remain, but the crewing arrangement will alter.

9.1.6 The majority of calls for primary incidents within the District are from road traffic accidents and house fires. Road traffic accidents are the cause of the highest percentage of fatalities within the District.

9.1.7 At this stage, Nottinghamshire Fire Service has not identified any infrastructure to address the needs arising from growth.

East Midlands Ambulance Service

9.1.8 East Midlands Ambulance Service (EMAS) provides emergency and unscheduled care and patient transport services to a population of 4.6 million people in an area covering approximately 6,425 square miles. EMAS employs over 3,000 staff at more than 70 locations, including three control centres at Nottingham, Lincoln and Northampton.
9.1.9 There are currently two ambulance stations in Bassetlaw; one in Worksop and the other in Retford. Stations in Newark and Ollerton also serve the Bassetlaw area, while staff based in selected locations across the District help ensure that they meet response times. Therefore, stations are now used for training purposes, at the beginning and end of shifts and for any storage of equipment necessary.

9.1.10 Following public consultation regarding potential changes to the EMAS across the region, proposals comprise 28 fully facilitated Ambulance Stations, nine of which will host fleet hubs (not including Worksop). The Bassetlaw area will be within ‘Cluster C’, with area management facilities being hosted at the Mansfield hub station. Worksop Ambulance Station will be retained and twinned with Retford Ambulance Station. A Community Ambulance Station will be provided in the centre of Worksop.

9.1.11 At this stage, EMAS has not identified any infrastructure to address the needs arising from growth.
10.0 Overall infrastructure costs, funding and implementation

10.1 The funding and implementation of the infrastructure needs are, in many cases, directly linked because the funding of an item of infrastructure might be dependent on who delivers it, and vice versa.

10.2 One of the major examples is healthcare provision. There are several ways that the provision of capital healthcare facilities can be funded and delivered (assuming that the facilities are being provided on-site). A developer may:

- build a required healthcare facility themselves;
- contract to a healthcare company to build the facility for them; or
- provide the land and a contribution for the facility to be built by the CCG or a group of GPs that will then occupy the facility.

10.3 At the level of the Local Plan it is not appropriate to definitively say how this will be done. This will be part of negotiations undertaken through a planning application. Rather, the most reasonable assumption is made and explicitly stated. The implications of any alternative approaches are then also then considered.

Funding

10.4 Infrastructure needs can be split into three categories:

1. Site-related infrastructure needed to mitigate and support new development
2. Infrastructure addressing wider needs, further split into:
   a) specific infrastructure which addresses the needs arising on a small number of large sites and is most appropriately funded through pooled Section 106 contributions; and
   b) infrastructure which addresses the needs arising from a large number of sites and may be funded through the Community Infrastructure Levy and/or developer contributions.
3. Secondary infrastructure - items paid for by the developer but considered as 'standard' so are factored into their secondary development allowances.

10.5 Secondary infrastructure development allowances are still a cost to the developer but, for the purposes of the assessment, are expenses that are already assumed to have been covered. Therefore they are not expected to be funded by direct developer contributions.

10.6 In a lot of cases there are a range of options available for the delivery of some types of infrastructure. As such, a particular need may come into more than one category. At this early stage, when potential sites are being considered no assumptions about the most likely way that an item of infrastructure is to be delivered have been determined. This will be set out in the next version of the IDP following discussions with site promoters, developers and housebuilders.
**Infrastructure costs by site**

10.7 For the purposes of implementing a Community Infrastructure Levy (CIL) regime to support the delivery of the Local Plan, it is firstly necessary to determine whether there is an infrastructure funding gap.

10.8 The analysis in the IDP has identified that the infrastructure required to support the delivery of the Local Plan has a cost of £55.86m, with committed funding of £1.2m. This leaves an infrastructure funding gap of £54.6m.

10.9 In demonstrating that there is a gap, this IDP confirms that it is appropriate to put a Community Infrastructure Levy (CIL) in place.

10.10 With the exception of £1.2m secured for transport infrastructure no funding has been secured from allocations in the Local Plan. This is because the majority are proposed sites and none, as of yet have the benefit from a signed Section 106 agreement or are the subject of a CIL liability by virtue of having received planning permission.

10.11 It should be noted that, for a number of infrastructure items, it was not possible to ascertain a precise need or cost. Therefore the true cost will be higher than this figure although the identification of specific needs may also release other forms of funding.

10.12 This demonstrates that there is a funding gap and that it is appropriate to implement a CIL charge. It should be noted that this funding gap will predominantly be addressed through a range of developer contributions and provision, including CIL. On this basis it is considered that there are robust mechanisms to ensure the required infrastructure can be funded to mitigate and support the Council’s Local Plan Spatial Strategy.

**Phasing Site related costs**

10.13 The assessment seeks to establish the costs that each new dwelling is capable of addressing in respect of site-specific infrastructure items and strategic infrastructure that is directly related to the development of the allocations. It is important that, in ascertaining these costs, an appropriate balance is struck between an assessment of the overall deliverability of a strategic allocation being led by its infrastructure needs and the importance of the overall scale of development (and its infrastructure needs) in a local plan remaining deliverable.

10.14 It should be noted that the Whole Plan Viability Assessment for the Local Plan identifies the sites necessary to deliver the Local Plan (of 50 units or more) should be exempt from a CIL charge to be deliverable.

10.15 The assessment has been undertaken for Worksop, Retford, Bassetlaw Garden Village and Cottam Priority Regeneration Area which reflects site specific infrastructure costs and the potential pooling of Section 106 for certain specific infrastructure items:

10.16 At this stage the Whole Plan Viability Assessment identifies that developer contributions can be sought in the range of £1750-2250 per dwelling.
precise costs per dwelling and per development will be developed once there is greater certainty associated with the potential site allocations.

10.17 The Whole Plan Viability Assessment identifies that CIL is expected to generate at least £6.1m from Local Plan site allocations.

10.18 It should be noted that there are a number of infrastructure items for which costs are not known at this stage. Therefore the level of contributions required are likely to increase. Given the scale of the infrastructure funding gap identified, it is expected that the funds secured through the proposed CIL charge of £25/m2 will be required in order to deliver other infrastructure required to support the Local Plan.

10.19 It should also be noted that this assessment only considers the Local Plan allocations. CIL contributions will be collected from all housing development across the District on which CIL is chargeable.

**Phasing**

10.20 The phasing of any of the allocations will be critical, both to their deliverability and to how successfully they function in the early phases. In particular, this must align with the ability to secure developer contributions because these will represent a significant proportion of the funding required to deliver the supporting infrastructure.

10.21 What is critical is that each allocation retains a generally positive cashflow whilst funding the provision of infrastructure when it is needed.

10.22 At this stage it is difficult to be precise about the timing of much of the infrastructure required. This will depend on a number of factors which may not become clear until after development has commenced. This will be detailed in the next version of the IDP once more certainty is associated with the site allocations, and following discussions with site promoters and developers.
11.0 Summary

11.1 This Infrastructure Delivery Plan (IDP) underpins the delivery of the draft Bassetlaw Local Plan. In respect of the strategic allocations identified in the Plan, it identifies the required infrastructure.

11.2 In summary, the IDP identifies total infrastructure costs for items that have been costed of £55.8m, with secured funding totalling £1.2m. This leaves a funding gap of £54.6m. Given this funding gap – which is likely to increase once currently uncosted/unspecified needs have been identified and costed – it is appropriate and necessary to have a Community Infrastructure Levy (CIL) charge in place.

11.3 The IDP has identified that the infrastructure will be funded in three main ways:

- As a site-specific infrastructure item (as distinct from ‘standard development’ items which most developments would be expected to provide, e.g. estate roads, landscaping, utilities connections, etc).
- As a Section 106 contribution
- Through the CIL charging regime.

11.4 The Whole Plan Viability Assessment recognises that developer contribution costs per dwelling should be in the region of between £1750 and £2250 per dwelling.

11.5 The Council will continue to work with infrastructure partners and developers to identify more details relating to infrastructure provision, costs and to ensure the phasing of infrastructure can be secured through a positive cashflow throughout their development.

11.6 At this stage, based on the information available, it is considered that the Strategy in the Local Plan is a sound basis for securing the infrastructure necessary to support the identified growth. Whilst there are funding gaps there are no insurmountable issues which cannot be addressed through different funding sources.

11.7 The information set out within the IDP has been used to feed into the Whole Plan Viability Assessment which assesses if the sites identified for growth are financially viable and can be delivered based on the assumptions set out in the IDP.
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