

Bassetlaw Infrastructure Delivery Plan

Part 2

(November 2020)



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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1. Introduction

Infrastructure Planning is an essential element in ensuring that the Local Plan is robust and deliverable.

The term infrastructure is broadly used for planning purposes to define all of the requirements that are needed to make places function efficiently and effectively and in a way that creates sustainable communities. Infrastructure is commonly split into three main categories, defined as:

Physical: the broad collection of systems and facilities that house and transport people and goods, and provide services e.g. transportation networks, housing, energy supplies, water, drainage and waste provision, ICT networks, public realm and historic legacy.

Green, Social & Community: the range of activities, organisations and facilities supporting the formation, development and maintenance of social relationships in a community. It can include the provision of community facilities (education, healthcare, community centres, places of worship, sports and leisure facilities), local networks, community groups, small scale funding to assist local projects, skills development and volunteering. The physical environment within and between our cities, towns and villages. A network of multi-functional open spaces, including formal parks, gardens, woodland, green corridors, waterways, street trees and open countryside.

In general, infrastructure requirements can also be divided into strategic and local:

- **Strategic infrastructure** - refers to facilities or services serving a wide area that may relate to part of the District, the whole District or beyond - for example electricity sub-stations, strategic highway network, public transport, sustainable transport improvements, hospitals, sewage treatment works, and flood defences. It may be needed where broader strategies are required to accommodate the cumulative impacts of growth, for example in a sub-region, rather than simply to accommodate the needs of the development proposals of a particular site, town or village.

Local infrastructure - is about facilities or services that are essential in meeting day-to-day needs of the population that is affected by development - for example schools, community facilities and local green spaces or measures to mitigate the impact of development at the site or neighbourhood level. These are often classified as 'policy-on' costs.

Onsite infrastructure - is that which is already known (upfront) by a developer and considered as a development cost i.e. access into a site, utilities infrastructure, build costs such as biodiversity net gain, construction and public realm/ landscaping.

Improvements to infrastructure will be fundamental to achieving our ambitions for shaping the District to 2037 and to cater for a growing and changing population. It is

recognised that any proposed growth within Bassetlaw must be supported by necessary improvements to physical, social and green infrastructure, and where necessary, be delivered in advance of development. This infrastructure will include facilities needed for development to function and to ensure the integration and creation of sustainable communities.

It should be recognised that the delivery of the full range of infrastructure needs of existing and new communities is dependent on partnership working between a variety of public, private and voluntary sector agencies. Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. This is covered in Section 7.

The Local Plan sets out in broad strategic terms where development will be located until 2037. It is a 'spatial' plan, meaning that it will help to deliver a vision for the area which takes account of the District's needs, ambitions and challenges. The Local Plan will be supported by a number of documents which are more locally specific such as supplementary planning documents and Neighbourhood Plans where these have been produced by local communities.

The Local Plan must be capable of being delivered to agreed timescales in a way which addresses the vision and objectives, meets the needs and aspirations of the local community as well as providing for more strategic needs. In order to do this, developments must be supported by appropriate evidenced infrastructure, which can range from improvements to road networks to the provision of a new school or community centre.

The IDP is a 'living' document which is subject to ongoing change and revision as the Local Plan progresses. Its impact will be tracked annually for its effectiveness through the Annual Monitoring Report (AMR) and updated accordingly.

This report builds on the Infrastructure Baseline report which identifies the existing infrastructure services, their capacity and current and future issues.

2. Duty to Cooperate and Stakeholder Consultation

The Duty to Cooperate was established in the Localism Act 2011. The Duty to Cooperate requires all Local Planning Authorities, county councils and public bodies such as Historic England, Natural England and the Environment Agency, and other infrastructure partners to engage constructively, actively and on an ongoing basis in relation to cross-boundary issues identified below.

| Housing | Strategic Housing Needs |
|------------------------------|---|
| Economic Growth | Strategic Economic Growth Needs Economic Growth Site Selection |
| Transport and Infrastructure | Strategic Road Network Local Road Network Sustainable Transport |

| Housing | Strategic Housing Needs |
|---|---|
| | Education Facilities Other Infrastructure |
| Natural, Built and Historic Environment | Mitigating the Impacts of Climate Change Natural Environment Green Infrastructure |

Infrastructure Partners

Discussions and meetings have taken place with a variety of infrastructure partners to gain an updated understanding of what infrastructure is needed. This gave an opportunity to discuss specific infrastructure requirements of the growth strategy and site allocations, any changes to infrastructure requirements since January 2020 and investment projects and proposals programmed to take place that could impact on the development allocations.

To update the draft IDP, each infrastructure partner was contacted requesting their further engagement on the IDP. They were provided with a spreadsheet that outlined the allocations being considered for inclusion in the draft Local Plan together with details for each of these sites including expected housing and/or employment yield within and beyond the plan period. Infrastructure partners were asked to:

- review the details and confirm whether the identified infrastructure projects remained current or provide updated details if the projects had progressed/further information was available;
- identify any additional infrastructure requirements or service delivery projects relating to the allocations either on a site specific basis or broader settlement context; and
- identify any infrastructure investment projects/proposals programmed to come forward during the Local Plan period (to 2037) that would not necessarily be directly related to the proposed allocations.

At the draft IDP stage, the infrastructure required to mitigate the impacts of development was assessed at a relatively high level. In updating the draft IDP, some utility providers were able to provide a more detailed assessment of their respective networks to identify any gaps in infrastructure to support the planned growth or reinforcement works required to ensure supply to specific sites. It should be noted, however, that precise utility requirements for individual allocations can only be determined through developers making a specific development enquiry to the utility provider.

Site Developers/Promoters

Meetings have been held with site developers/promoters of proposed allocations in the Local Plan, particularly Peaks Hill Farm, Apleyhead, High Marnham and Bassetlaw Garden Village, to discuss progress on bringing sites forward.

Where site promoters have provided technical or other information related to infrastructure requirements this has been used to update the infrastructure information where appropriate.

3. Whole Plan Viability

This is an assessment of the financial viability impacts of the Local Plan policies, individually and cumulatively, to ensure that the total cost of the policies and their infrastructure requirements, including expected developer contributions and where applicable the Community Infrastructure Levy, does not undermine the deliverability of the Local Plan. This includes a viability assessment for the strategic sites. This document will be updated throughout the preparation of the Local Plan to take account of the most recent information. The most recent Whole Plan Viability Report is available on the council's website: <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/draft-bassetlaw-local-plan-evidence/>

The Whole Plan Viability Assessment reviewed the draft Local Plan policies and the proposed Community Infrastructure Charging Schedule in order to understand their individual and cumulative impact on development viability. It states that the approach to developer contributions in this Local Plan together with the proposed approach to CIL is deliverable.

As the infrastructure needs, timings and costs become clearer further viability work will be undertaken to ensure the sites remain deliverable and do not adversely impact the overall deliverability of the Local Plan. For the three strategic sites this will be undertaken through the preparation of the masterplans.

4. National Planning Policy

The production of an Infrastructure Delivery Plan (IDP) is an essential part of the evidence base in developing and delivering a sound Local Plan.

National Planning Policy Framework states:

Plans should:

- a) be prepared with the objective of contributing to the achievement of sustainable development;*
- b) be prepared positively, in a way that is aspirational but deliverable;*
- c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and*

- f) *serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).*

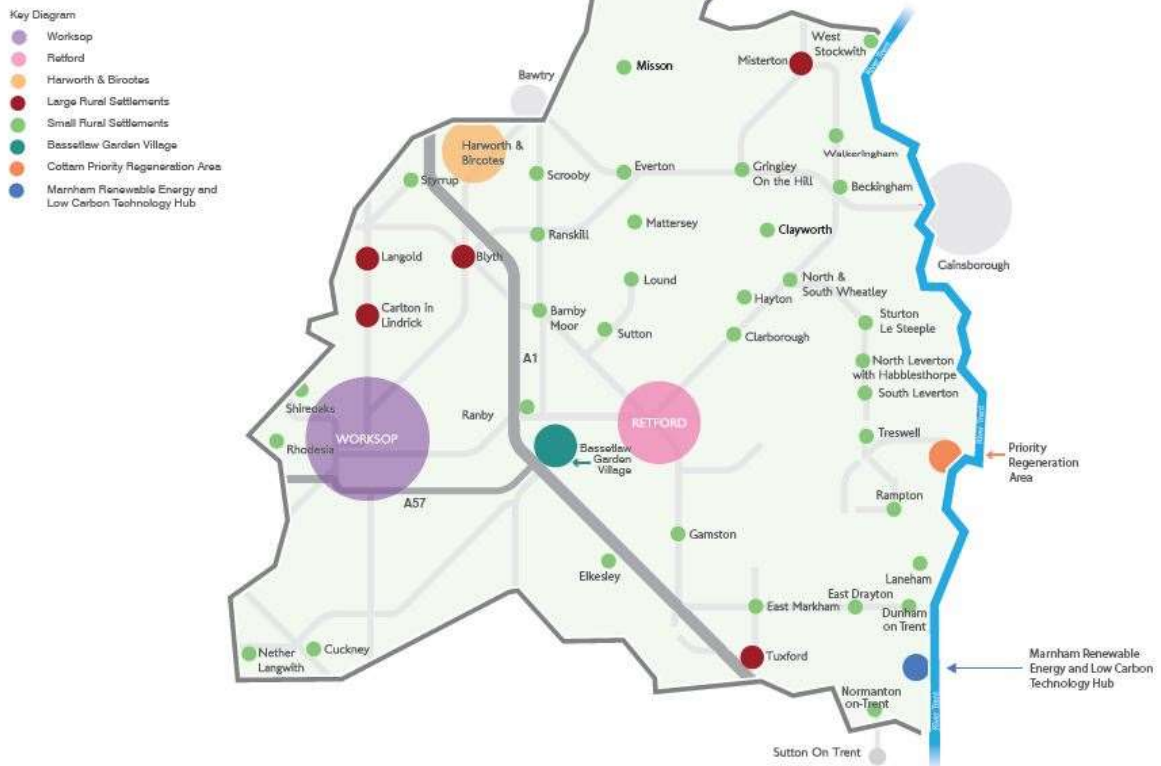
Planning Practice Guidance states that LPAs should:

- *Provide an adequate supply of land, identifying what infrastructure is required and how it can be funded and brought on stream at the appropriate time.*
- *Early discussion with infrastructure and service providers is particularly important to help understand their investment plans and critical dependencies.*
- *The local planning authority should also involve the Local Enterprise Partnership at an early stage in considering the strategic issues facing their area, including the prospects for investment in infrastructure.*
- *The Local Plan should make clear, for at least the first five years, what infrastructure is required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development.*
- *Where the deliverability of critical infrastructure is uncertain then the plan should address the consequences of this, including possible contingency arrangements and alternative strategies.*

5. Local Planning Policy

The Spatial Strategy sets out the overall approach for the distribution of development in the District and the issues that need to be addressed when development takes place. The Spatial Strategy is set out in Policy ST1 of the Local Plan, and one of the key principles of this is to maximise the use of existing infrastructure and facilities to make the best use of what is already there, upgrading where this is required by the impacts of development, and investing in new facilities where necessary.

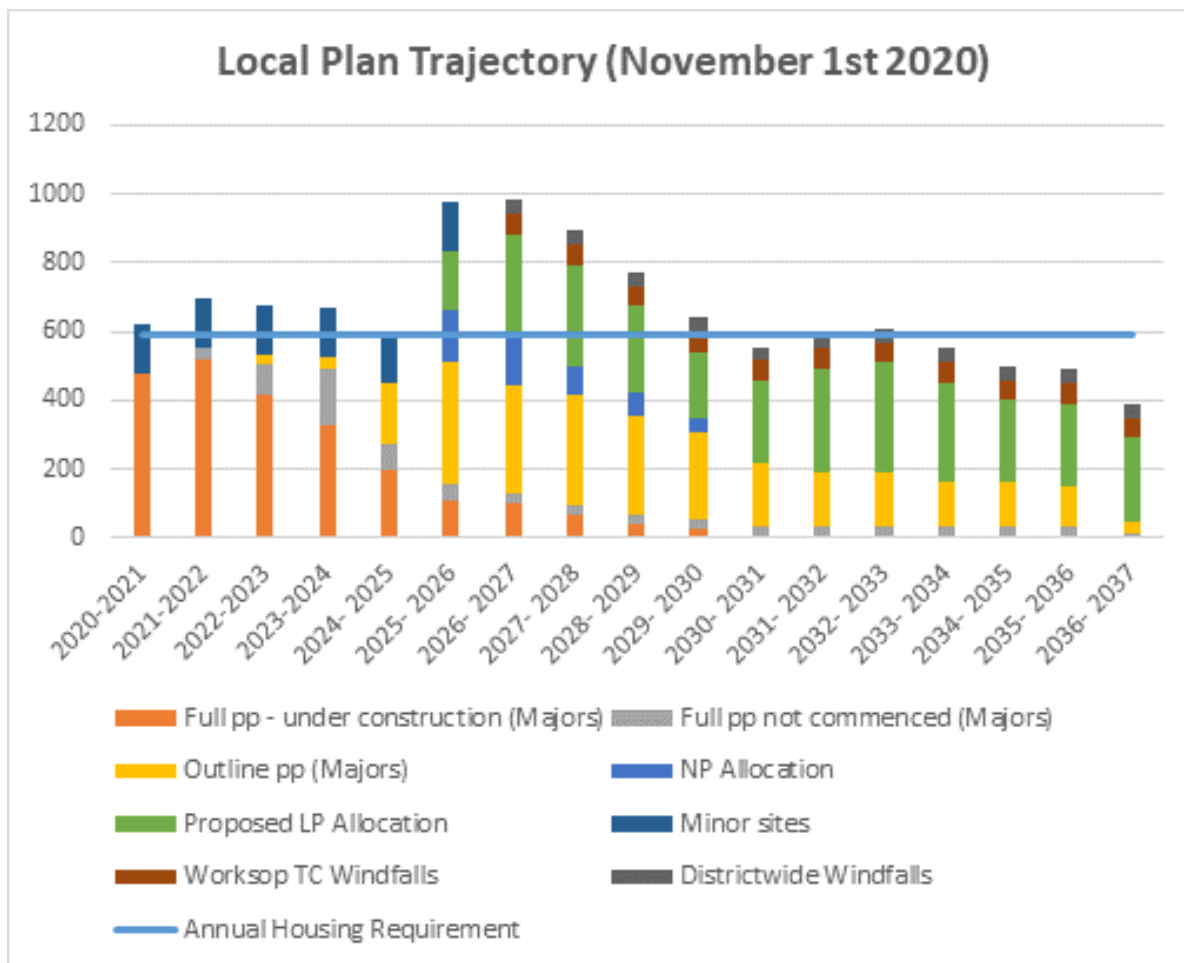
Proposed Settlement Hierarchy:



Required Housing Growth in Bassetlaw

| Settlement | Housing Requirement 2020 - 2037 (No) |
|--------------------------|--------------------------------------|
| Worksop | 3104 |
| Retford | 1802 |
| Harworth | 1702 |
| Large Rural Settlements | 1402 |
| Small Rural Settlements | 1502 |
| Bassetlaw Garden Village | 501 |

Infrastructure delivery is linked closely to that of the delivery of growth across the District. The Local Plan has a proposed trajectory of when development is likely to come forward throughout the plan period.



Local Plan Objectives:

1. To locate new development in sustainable locations and through new settlements that respect the environmental capacity of the District, support a balanced pattern of growth across urban and rural areas, makes best use of previously developed land and buildings and minimises the loss of the District's highest quality agricultural land
2. To provide a choice of land to ensure that the District's housing stock better meets local housing needs and aspirations of all residents by providing a range of market, affordable and specialist housing types, tenures and sizes in appropriate and sustainable locations
3. To encourage and support sustainable economic growth by promoting a competitive, diverse and stable economy by providing the right conditions, land and premises to meet District and sub-regional employment needs and those of inward investors, while helping to create more better paid and higher skilled jobs, education and training opportunities that meet local employment needs and aspirations
4. To support the sensitive regeneration of previously developed, vacant or underused sites and spaces, within urban and rural Bassetlaw to facilitate their comprehensive redevelopment for housing, employment and leisure, to secure

social, environmental and landscape improvements, and deliver positive amenity benefits for all

5. To promote the delivery of a new sustainable landscape-led Garden Village developed around well-connected locally distinctive neighbourhoods and spaces, which have all the benefits of quality place-making and place-keeping, with community, innovation and smart low carbon living at its core.
6. To promote rural Bassetlaw as a living and working landscape, by protecting and improving opportunities for homes, jobs, services and community infrastructure so that the District's rural settlements continue to support their local communities, and so that quality countryside is retained but utilised appropriately
7. To support and enhance the vitality and vibrancy of town centres and local centres as places for shopping, leisure, cultural, commercial, community and residential activities, and secure their positive regeneration by promoting an appropriate mix and scale of development and environmental improvements which maximise their potential for residents, businesses and visitors alike
8. To ensure new development, places and spaces are of a high quality and sustainable design which reflects local character and distinctiveness, respects residential amenity and enables people to live safe, healthy, accessible, green and active lifestyles
9. To promote healthier, active communities and help reduce health inequalities by minimising locational disadvantage, promoting healthy and active design to secure active lifestyles and movement, reduce human exposure to environmental risks to achieve equitable outcomes for all
10. To protect and enhance the District's diverse historic built and natural environments, the distinctive separate character of settlements and their wider landscape and townscape settings, thereby recognising the important contribution heritage assets, their settings and archaeology make to securing a high quality environment and to the visitor economy
11. To protect, restore and enhance the quality, diversity, character, distinctiveness, biodiversity and geodiversity of the District's natural environment, by creating ecological connectivity within and to the green/blue infrastructure network to create a series of high quality, multifunctional, well-connected spaces, sites and landscapes that improve people's quality of life and where biodiversity can thrive, respond and adapt to change
12. To support Bassetlaw's transition to a low carbon District through the careful planning and design of new development, making more sustainable use of land and resources, promoting tree and woodland planting, reducing exposure to flood risk, promoting energy and water efficiency and management, minimising waste generation and promoting the use of low carbon, renewable energy, and other alternative technologies, with sustainable construction methods
13. To make efficient use of the existing transport infrastructure and improve accessibility for all to jobs and facilities by active, sustainable and public transport, to help reduce the need to travel by car particularly for local journeys,

make travel as easy and affordable as possible, both within the District and along key routes to and from Bassetlaw

14. To ensure that new development contributes to the provision of necessary physical, social and green infrastructure to deliver planned levels of growth at the right time and to mitigate its impacts on existing communities and the environment.

The following elements of strategic infrastructure are deemed essential to the delivery of the Local Plan Strategy:

- Delivery of improvements to the strategic highway network as identified by the Bassetlaw Transport Assessments, Nottinghamshire County Council and Highways England;
- Improvements to public transport services to and from the identified large strategic site allocations;
- Upgrades to water supply and waste water facilities as agreed directly between the water companies and developers;
- Delivery of new build primary and secondary education to serve projected need;
- Delivery of new build health facilities to serve projected need;
- Enhancement to national and local designated environmental sites.

Details relating to delivery progress for these infrastructure elements can be found in the Strategic Infrastructure section. The Local Infrastructure section sets out essential on site-specific needs.

6. Infrastructure Delivery and Funding

Infrastructure can be provided in many different ways. The utility providers are private companies that charge for their services, so their upfront provision costs are off-set by what developers pay in terms of initial charges and by future revenues from billing new customers. The use of other infrastructure, such as new public roads, schools and health facilities, may not be directly charged to users. Although some government funding sources pay for elements of this type of infrastructure, developer contributions can be sought where the extra capacity required directly arises from a new development.

Section 106 of the Town and Country Planning Act 1990 (as amended) enables local planning authorities to negotiate with developers, so that they either directly build, or make financial contributions towards, infrastructure. The rules for negotiating developer contributions are subject to national legal tests concerning whether they are necessary in order to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.

Local Plan Policy ST60 identifies that some infrastructure, such as open space may be provided on site, and in most cases will be secured through a planning condition. When infrastructure cannot be provided within, or is not appropriate to be located on, the development site, developers will be expected to make a contribution to provide the infrastructure elsewhere. In these cases, infrastructure will be secured by developer

contributions or the Community Infrastructure Levy (CIL) – although a CIL charge will only apply to sites below 50 dwellings which exempts some of the proposed allocations.

A revised draft Charging Schedule can be viewed at www.bassetlaw.gov.uk

In some cases, development may be phased to ensure the provision is secured. Conditions attached to the planning permission or a through clauses in a S106 agreement will be used to secure phasing arrangements.

Policy ST60 recognises that the CIL and developer contributions may be pooled, allowing the funding of necessary infrastructure required to support a number of developments in a timely manner. The Council will pass a proportion of CIL receipts to Parish/Town Councils in line with legislation which can help deliver local projects or contribute towards large schemes where required.

The Highways Authority preferred method for the delivery of highway infrastructure is through agreements under Sections 38 and 278 of the Highways Act 1980. Where the need for improvements to education provision are identified the Local Education Authority will seek contributions in accordance with the Securing Education Contributions from Development, 2019.

Policy ST60 requires developers to consider all the infrastructure requirements of a scheme. This may include improvements to roads in neighbouring districts as a result of growth in Bassetlaw. The Council will continue to work closely with the Local Highways Authority, Highways England and neighbouring planning authorities, to ensure a coordinated approach to delivering such road improvements.

Further guidance on the implementation of Policy ST60 and infrastructure delivery will be set out in the Affordable Housing and Developer Contributions Supplementary Planning Document that will be published following adoption of this Local Plan.

Other funding

Other sources of funding will be available over the plan. This could include public funding from Government, private sector investment, grant funding (e.g. Lottery funding) and economic growth funding through economic funding, such as from the D2N2 Local Economic Partnership, which the District sits within.

Bassetlaw is also part of the Sheffield City Region Combined Authority. As the District borders the Sheffield City Region the Local Plan will continue to have regard to the Strategic Economic Plan and its policy objectives. Where infrastructure needs cross boundaries it may be appropriate for funding to be sought from the Combined Authority.

In addition, collaboration with national agencies such as Homes England could also provide additional funding to support the delivery of larger more complex sites such as those brownfield sites, regeneration sites or sites with higher opening up costs.

Throughout the plan period sources and levels of funding will vary and could relate to different themes and these will be matched with locally raised revenues to maximise the best effect. It is therefore one of the key roles of the IDP to set out clear requirements as to infrastructure need, delivery timescales in relation to development trajectories, and details regarding funding based on the best available evidence.

7. Timing and nature of future provision

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

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 assessment methodologies from statutory organisations are often under review and are likely to change significantly.

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 infrastructure when actually needed.

8. Infrastructure prioritisation

The Infrastructure Delivery Plan includes a schedule of the infrastructure required in order to underpin Local Plan growth across the Plan Period. Whilst this provides a useful reference point to understand infrastructure requirements by spatial scale, it does not take into account where infrastructure already has committed or identified funding ascribed to it.

For the schedule to have maximum value as a programme management tool, it is necessary to reassess it to take into account existing identified funding streams and commitments. Whilst an infrastructure item might be essential to underpin growth, if it has fully identified or committed funding sources, from a delivery perspective it is not considered a priority in the same way as an item which is essential and has little or no identified or committed funding.

To date, there has been no prioritisation of infrastructure as part of the Bassetlaw Local Plan. Prioritisation will be undertaken following the Local Plan consultation in late 2020.

9. Strategic Infrastructure

In order to deliver the Local Plan, infrastructure will need to be provided which serves more than one community or development site, and which can address the cumulative impacts of development across the District or beyond.

This chapter sets out the strategic infrastructure needs as identified through the Local Plan evidence base and through extensive consultation with stakeholders, infrastructure partners and local communities. It deals with strategic infrastructure in two ways: it includes specific pieces of infrastructure which can be costed in line with

appropriate available evidence such as improvements to a road junction and with more generic strategic needs such as the principle of investing in Green Infrastructure to improve connections and linkages across the District. This will comprise a number of smaller projects the details of which will develop throughout the plan period. Costs have been included where this is appropriate and evidence has been provided.

Likely Strategic Impacts

Impacts to existing infrastructure on a strategic basis is likely to come from the level and distribution of proposed growth in any particular location. Those impacts are likely to affect the services that are frequently used by a large proportion of the population. These include education services, health services, transport services and sport and recreation services.

Where there are identified strategic impacts to existing infrastructure, more detailed work has, or will, be undertaken to further inform how issues can be resolved. This work is has been ongoing as part of the Local Plan evidence base since 2016.

Strategic Evidence Base, includes:

Housing and Economic Needs Assessment

Bassetlaw Sustainability Appraisal

Bassetlaw Habitat Regulations Assessment

Bassetlaw Transport Assessments from 2018

Strategic Flood Risk Assessment 2019

Bassetlaw Open Space Assessment 2020

Bassetlaw Playing Pitch Strategy 2019

Physical, green, social and community infrastructure details are set out in Table 1.

Table 1: Strategic Physical Infrastructure: summary of improvements needed which will arise either directly, indirectly or cumulatively as a result of development impacts.

| Infrastructure Requirement | Project Detail | Cost £ | Funding | Phasing | Delivery Lead | Likely affected development site |
|--|--|---------------|---|---|---|----------------------------------|
| Physical Infrastructure | | | | | | |
| A new east-west distributor road and public transport corridor from the A60 to the B6045 at HS1: Peaks Hill Farm | Required for planned strategic growth in Worksop, is a link road between the A60 and the B6045. The link road will distribute new and existing traffic away from the town centre and enable traffic management measures to be implemented within the wider area. Delivery of the link road will be a planning requirement of the scheme and will be phased in accordance with required access and viability. | £8+ million | S106 Section 278 Agreements Planning Conditions | Is dependent on the delivery of HS1 but could start 2025/6 | Developer Nottinghamshire County Council | Peaks Hill Farm |
| Improvements to, and the re-alignment of part of the B6420 Mansfield Road to meet distributor road standard adjoining the | Required for the planned strategic growth at Bassetlaw Garden Village, Network Rail has stated that the existing three level crossings will either need redirecting or | £1.5+ million | S106 Section 278 Agreements Planning Conditions | Is dependent on the delivery of the Bassetlaw Garden Village. From 2031 | Developer Nottinghamshire County Council | Bassetlaw Garden Village |

| Infrastructure Requirement | Project Detail | Cost £ | Funding | Phasing | Delivery Lead | Likely affected development site |
|--|---|------------|--|---|---|---|
| Bassetlaw Garden Village | <p>closing to improve public safety.</p> <p>Closure of these crossing is dependent on the progression of the Garden Village development and the provision of a new Rail Station on site.</p> | | | | | |
| Improvements to the roundabout at J1 A60 Mansfield Road / A619 | To facilitate planned growth, improvements are required to enable easy distribution of trips from relevant new developments onto the highway network and help alleviate congestion on the A60 and A619. | £2,124,867 | <p>S106</p> <p>Section 278 Agreements</p> <p>Planning Conditions</p> | <p>Likely to come via the A57 Improvement Plan</p> <p>From 2025</p> | <p>Developer(s)</p> <p>Nottinghamshire County Council</p> | <i>Bassetlaw Garden Village and Apleyhead through a pooling of contributions</i> |
| Improvements to the roundabout at A57/ A60 Sandy Lane / High Grounds Road | To facilitate planned growth in Worksop, improvements are required to enable easy distribution of trips from the new developments onto the highway network and help alleviate congestion on the A60, Sandy Lane and A57 | £3,187,301 | <p>S106</p> <p>Section 278 Agreements</p> <p>Planning Conditions</p> | From 2025 | <p>Developer</p> <p>Nottinghamshire County Council</p> | <i>Peaks Hill Farm</i> |

| Infrastructure Requirement | Project Detail | Cost £ | Funding | Phasing | Delivery Lead | Likely affected development site |
|---|---|--------------|--|--|--|--|
| Improvements to the roundabout at A57 / Claylands Ave / Shireoaks Common | To facilitate planned growth in the Worksop, improvements are required to enable easy distribution of trips from the new developments onto the highway network and help alleviate congestion on Claylands Avenue and A57. | £2,390,475 | S106 Public sector grant Section 278 Agreements Planning Conditions | Likely to come via the A57 Improvement Plan From 2025 | Developer Nottinghamshire County Council | Peaks Hill Farm |
| Improvements to the roundabout at A57 / B6034 Netherton Road | To facilitate planned growth, improvements are required to enable easy distribution of trips from the new developments onto the highway network and help alleviate congestion on the A57 and B6034 | £1.6 million | S106 Public sector grant Section 278 Agreements Planning Conditions | Likely to come via the A57 Improvement Plan From 2025 | Developer(s) Nottinghamshire County Council | Bassetlaw Garden Village and Apleyhead through a pooling of contributions |
| Improvements to the roundabout at A57 / B6040 Retford Road | To facilitate planned growth, improvements are required to enable easy distribution of trips from the new developments onto the highway network and help alleviate congestion on the A57 and B6040 | £2,124,867 | S106 Public sector grant Section 278 Agreements Planning Conditions | Likely to come via the A57 Improvement Plan From 2025 | Developer(s) Nottinghamshire County Council | Bassetlaw Garden Village and Apleyhead through a pooling of contributions |
| Improvements to the roundabout at | Required as part of growth at Bassetlaw | £2,390,475 | S106 | Likely to come via the A57 | Developer(s) | Bassetlaw Garden |

| Infrastructure Requirement | Project Detail | Cost £ | Funding | Phasing | Delivery Lead | Likely affected development site |
|--|---|--|--|---|---|---|
| A614 Blyth Road / A57 / A1(T) (Apleyhead) | Garden Village and Apleyhead Employment site, any agreed scheme will need to improve traffic flow and movement and will likely form part of a general improvement plan for the A57. | | Public sector grant Section 278 Agreements Planning Conditions | Improvement Plan From 2025 | Highways England Nottinghamshire County Council | <i>Village and Apleyhead through a pooling of contributions</i> |
| Contributions to improvements the North Road/Babworth Road roundabout | Required as part of the cumulative impact from planned strategic growth at the Bassetlaw Garden Village and Ordsall (South), the scale of required improvement is yet to be determined. | £2-3 million | S106 Section 278 Agreements Planning Conditions | Likely to depend on the delivery of the Bassetlaw Garden Village and site HS13 From 2031 | Developer(s) Nottinghamshire County Council | <i>Ordsall South and Bassetlaw Garden Village through a pooling of contributions</i> |
| A57 Highway Improvement Plan | Identified as an existing issue, the traffic flow constraints on the A57 between the A1 and the A57 at Shireoaks/Gareford is seen as a cross-border issue. This transitory route is heavily used by freight accessing the M1/A1 and therefore any mitigation needs a collaborative response | £ 10+million Total package could exceed £20 million | Sources will vary combination of private, public sector, Government grants, developer contributions Section 278 Agreements Planning Conditions | Unknown | Developer(s) Highways England Nottinghamshire County Council Rotherham Borough Council | <i>Bassetlaw Garden Village and Apleyhead Employment Site through a pooling of contributions</i> |

| Infrastructure Requirement | Project Detail | Cost £ | Funding | Phasing | Delivery Lead | Likely affected development site |
|--|---|---|---|--|---|--|
| | <p>between relevant authorities.</p> <p>Likely proportionate pooled contributions from relevant development in and within neighbouring authorities and Central Government funding will be required for implementation.</p> | | | | | |
| <p>Super- Highway Cycle Link between Bassetlaw Garden Village and Site HS13</p> | <p>To contribute towards the sustainability of the Bassetlaw Garden Village and Ordsall South the proposed super-cycle highway will like span 7/8km in length and be of a suitable standard for walking, cycling and horse riding.</p> <p>This will likely be delivered alongside the Garden Village and Ordsall South with each development contributing towards its implementation.</p> | <p>£250,000 per km at 5.5km = £1.3750</p> | <p>Sources will vary combination of private, public sector, Government grants, developer contributions</p> <p>Planning Conditions</p> | <p>Subject to the delivery of Bassetlaw Garden Village and site HS13 From 2026</p> | <p>Developer(s)</p> <p>Highways England</p> <p>Nottinghamshire County Council</p> <p>Sustrans</p> | <p><i>Bassetlaw Garden Village and Ordsall South through a pooling of contributions</i></p> |

| Infrastructure Requirement | Project Detail | Cost £ | Funding | Phasing | Delivery Lead | Likely affected development site |
|--|---|---------------|---|--|---|---|
| A new bus interchange at Bassetlaw Garden Village | <p>Required to support a sustainable development at Bassetlaw Garden Village, a new bus interchange facility will be delivered adjacent to (or as part of) the proposed new Rail Station.</p> <p>It is likely that these built facilities will be delivered part way through the development of the site.</p> | £1.5 million | <p>S106, Private Sector investment, Public sector grant</p> <p>Planning Conditions</p> | <p>Likely to be delivered as part of a broader public transport hub with the rail station</p> <p>From 2031</p> | <p>Developer</p> <p>Bus Operators</p> | <i>Bassetlaw Garden Village</i> |
| The provision of a new rail station | <p>The station will form part of a sustainable transport package to the new Bassetlaw Garden Village and the strategic Apleyhead site nearby.</p> <p>Likely pooled contributions will be required for implementation</p> | £8-11 million | <p>The majority of funding is likely to come through central funding through the New Stations Fund.</p> <p>Local Transport Funding may also be available.</p> <p>Developer contributions</p> <p>Planning Conditions</p> | From 2030 | <p>Nottinghamshire County Council,</p> <p>Network Rail,</p> <p>Northern, LNER, East Midlands Trains</p> | <i>Bassetlaw Garden Village and Apleyhead through a pooling of contributions</i> |

| Infrastructure Requirement | Project Detail | Cost £ | Funding | Phasing | Delivery Lead | Likely affected development site |
|---|--|--|--|--|--|---|
| <p>Housing: A range of housing and accommodation to meet identified needs in line with Local Plan policies ST31, ST32 and ST33 including:</p> <p>Affordable Housing, self-build, specialist housing types, and care facilities.</p> | Required to provide a mix of housing types to support the needs of the local population, the delivery of affordable and specialist housing will be dependent on the delivery of major/larger schemes across the district or through Local Authority initiatives. | Will vary £60-£75 per sqm for 20% Affordable Housing GF/BF£60-£50-£150 per sqm for 10% | Sources will vary combination of private sector investment, public sector investment/building programmes, Government grants, Developer contributions CIL (from smaller schemes and windfall development) Planning Conditions | Throughout the Plan period. Underway | Developers, Bassetlaw District Council Registered Partners | All relevant housing sites to contribute |
| Bassetlaw Hospital: To support improvements and upgrades to the local hospital | 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 from major relevant development | £69 per dwelling | Public funding Developer contributions Planning Conditions | Throughout the Plan period. From 2022 | CCG NHS | Sites with 10 or more dwellings likely to contribute |
| Green, Social and Community Infrastructure | | | | | | |
| Sports Facilities: Improvements to playing pitch and | To provide the necessary playing pitch and outdoor sporting facilities to | Will Vary | Public funding | Throughout the Plan period. | Bassetlaw District Council | Sites with 10 or more dwellings |

| Infrastructure Requirement | Project Detail | Cost £ | Funding | Phasing | Delivery Lead | Likely affected development site |
|---|-------------------------------------|--------|--|-----------|--|------------------------------------|
| <p>outdoor sports facilities to serve Bassetlaw.</p> <p>Improvements schemes will vary in line with the Bassetlaw Playing Pitch Strategy.</p> | support the growth of the District. | | <p>Developer contributions</p> <p>CIL</p> <p>Planning Conditions</p> | From 2022 | <p>Nottinghamshire County Council</p> <p>Sport England</p> | <i>likely to contribute</i> |

10. Local Infrastructure and On-site Infrastructure

This chapter sets out the infrastructure needs which relate specifically to the proposed allocated sites.

These can be summarised by proposed development allocation:

- HS1: Land at Peaks Hill Farm;
- Bassetlaw Garden Village;
- HS2: Former Pupil Referral Centre, Worksop;
- HS3: Radford Street, Worksop;
- HS4: Former Manton Primary School, Worksop;
- HS5: Talbot Road, Worksop;
- HS6: Former Knitwear Factory, Worksop;
- HS7: Trinity Farm, Retford;
- HS8: Milnercroft, Retford;
- HS9: Former Elizabethan High School;
- HS10: St Michael's View, Hallcroft Road;
- HS11: Fairy Grove, Retford;
- HS12: Station Road;
- HS13: Ordsall South;
- HS14: Ollerton Road, Tuxford;
- Strategic Employment Site Apleyhead
- Marnham Green Energy Hub

Likely Local and On-Site Impacts

Impacts to existing infrastructure on a local basis is likely to come from the allocation of development in a particular location. Those impacts are likely to affect the services that are used by the local population. These include local primary or secondary schools, doctors surgeries, local road network, local bus services, local recreational space.

Where there are identified local impacts to existing infrastructure, more detailed work has, or will, be undertaken to further inform how issues can be resolved. This work is undertaken in partnership with the infrastructure providers as the specialists in their field. This work is has been ongoing as part of the Local Plan evidence base since 2016.

Local Evidence Base, includes:

Peaks Hill Farm Masterplan

Bassetlaw Garden Village Masterplan

Retford Transport Assessment

Retford Walking and Cycling Audit

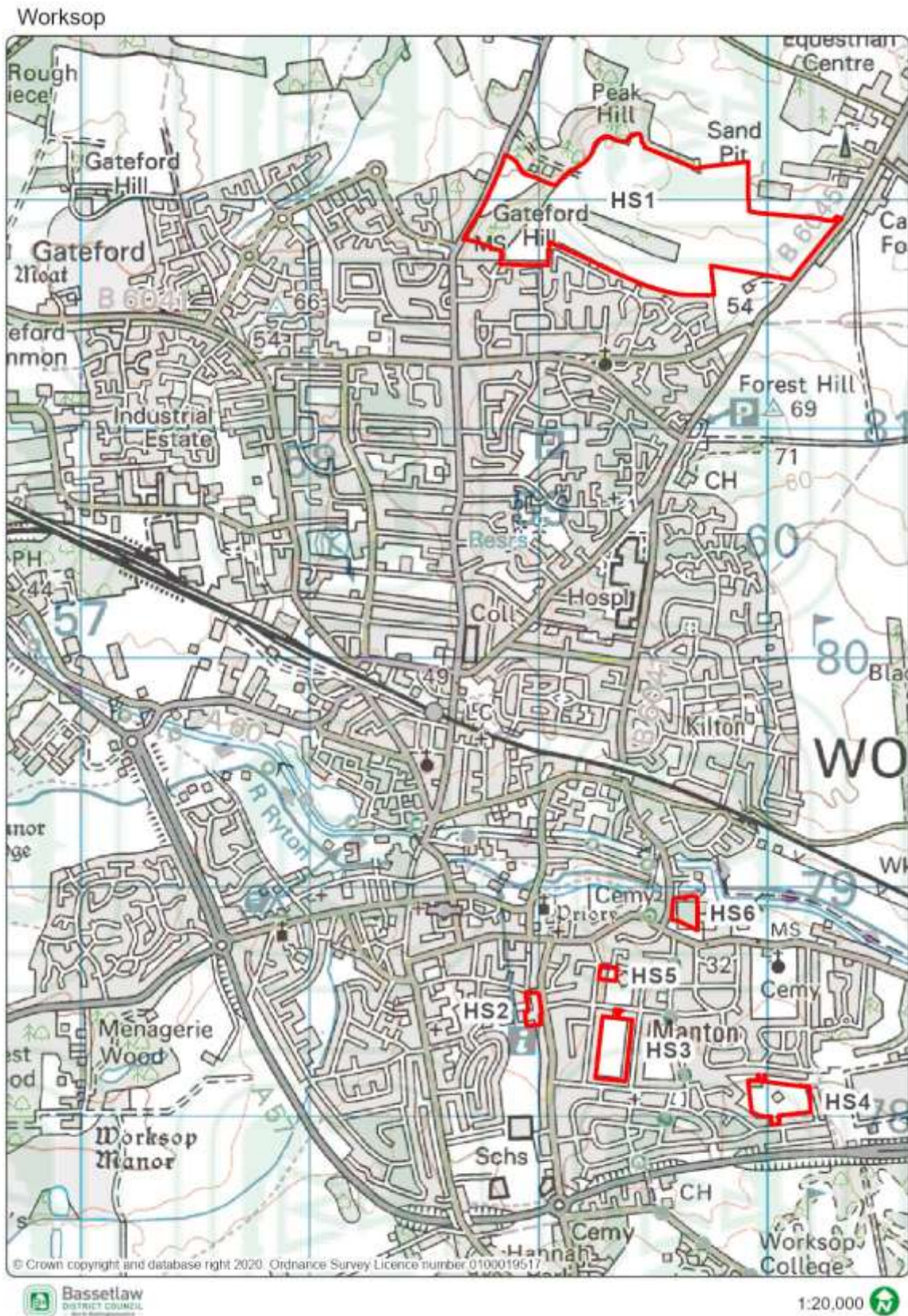
Bassetlaw Rail Technical Note (1)

Bassetlaw Rail Technical Note (2)

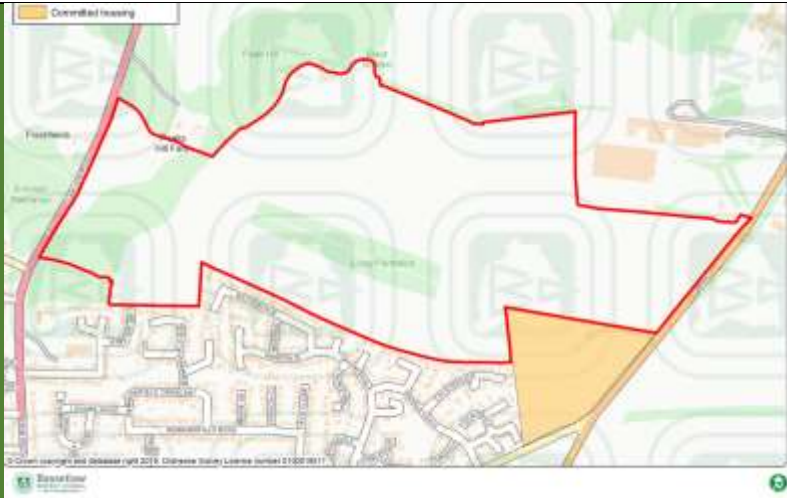
Bassetlaw Garden Village Transport and Accessibility Note

Cottam Power Station Transport Accessibility Note

Workshop Proposed Site Allocations



HS1 Land at Peaks Hill Farm


|  | <p>Site Area: 63.7 hectares</p> <p>Number of dwellings: minimum of 1000 by 2037 (120 thereafter)</p> <p>Development Type: Mixed – new neighbourhood</p> <p>Development Commencement: 2026 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts, education and health impacts.</p> <p>Impacts to infrastructure: Strategic, Local and On site.</p> | | | | |
|--|--|---|---|---|--------------------------|
| Infrastructure Requirement | Cost £ (estimated) | Funding | Phasing | Delivery | Local or on site costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - Developer to deliver on-site section of the distributor road and associated junctions between Carlton Road (A60) and Blyth Road. In accordance with the approved masterplan and agreement from Nottinghamshire County Council.</p> <p>A financial contribution towards the improvement of the junction at Kilton Road/ Eastgate and Cannon Crossroads;</p> | <p>£8+ million</p> <p>£1,062,434</p> | <p>Developer</p> <p>S106</p> <p>278 Agreements</p> <p>Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for</p> | <p>Developer with Nottinghamshire County Council.</p> | <p>Local and on site</p> |

| | | | | | |
|---|-----------------------------|--|--|--|-------------------|
| A financial contribution towards the improvement of the A57/Claylands Ave/Shireoaks Common roundabout | £1.5 million | | construction traffic. | | |
| Other internal roads and routes will also be required. | Unknown | | | | |
| Bus Service - A financial contribution towards a high frequency bus service from the site to Worksop town centre and the wider area supported by appropriate public transport infrastructure. | Estimated £590 per dwelling | S106 Planning Conditions | Alongside first occupation | Developer with service providers and Nottinghamshire County Council. | Local |
| Cycle and Pedestrian Infrastructure -Cycle and pedestrian movement to be direct, safe, convenient, attractive and overlooked and will be supported by an internal network of green corridors to link to those beyond the development and allow for access to the countryside and to Worksop Town Centre and its services and facilities. This will include a new “green link” alongside the east-west distributor road. Connections to the public rights of way network to the east and west of the site; | £250,000 per km | S106 Grant funding Planning Conditions | Prior to first occupation | Developer with Nottinghamshire County Council | Local and on site |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure | Unknown | Development cost | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Flood Mitigation - Provision of any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these. | Unknown | Will vary S106 | Alongside construction | Developer Severn Trent Water Environment Agency | Local |

| | | Planning Conditions | | Nottinghamshire County Council | |
|---|---|---------------------------------|-----------------------------|--|-------------------|
| Green and Social Infrastructure | | | | | |
| <p>Tree Planting and Landscaping</p> <p>Incorporate an in depth woodland buffer along the northern periphery of the site to provide a positive rural interface.</p> <p>Incorporate a green buffer along the southern boundary to provide appropriate separation with existing residential properties.</p> | Unknown | S106 Planning Conditions | Alongside development | Developer | Local and on site |
| <p>Housing Types - Provide for a mix of housing types, including affordable and specialist housing, and serviced plots for self-build and custom homes.</p> <p>Make provision for a residential care home, unless market evidence demonstrates a lack of demand</p> | 20% affordable 20% specialist housing 2% self build | S106 Planning Conditions | To be agreed | Developer Bassetlaw District Council Registered Partners Nottinghamshire County Council | Local |
| <p>Education - 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.</p> | New schools rate of £20,592 per place | S106 Planning Conditions | Trigger points to be agreed | Developer Nottinghamshire County Council | Local |

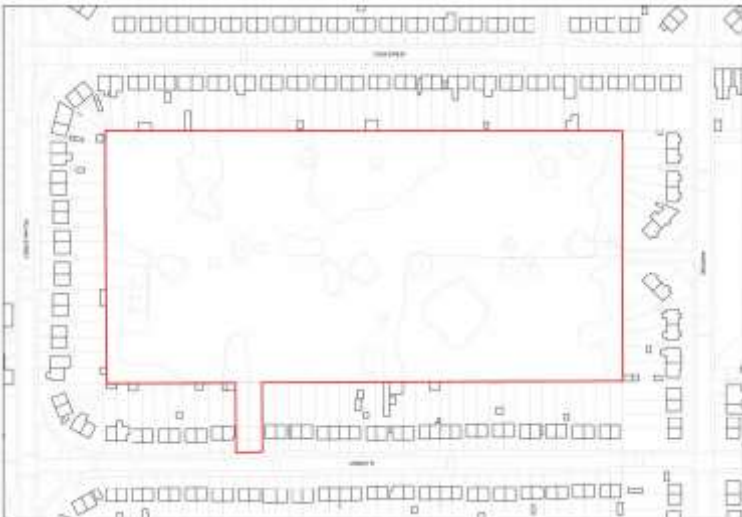
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|---|--|---------------------------------|--------------|--------------------------------|-------------------|
| Safeguard serviced land to accommodate a one form entry primary school post 2037. Make provision for secondary school education infrastructure through an appropriate financial contribution. | £23,875 per place for secondary school | | | | |
| Health - 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. | £509,250 | S106 | To be agreed | Developer PCT NHS | Local |
| Local Centre – Incorporate a Local Centre in a central location on site, with an F2 convenience goods store of an appropriate size, commensurate to its location. Make provision for community infrastructure improvements at Carlton Civic Centre through an appropriate financial contribution. | Unknown | S106 Planning Conditions | To be agreed | Developer | Local |
| Sports Facilities and space - Incorporate a community hub with sports pitches and appropriate ancillary accommodation | Unknown | S106 Planning Conditions | To be agreed | Developer Sport England | Local |
| Green Infrastructure - Provide for 18.3 ha of publicly accessible open space to include children’s play space and allotments. The future management and maintenance shall be agreed through a planning application. | £125 per square metre | S106 Planning Conditions | To be agreed | Developer | Local and on site |
| Tree Planting – the contribution of 5 trees per dwelling | £100 per dwelling | | | | |

HS2: Former Pupil Referral Centre, Worksop

|  | <p>Site Area: 0.7 hectares</p> <p>Number of dwellings: minimum of 23 units</p> <p>Development Type: Housing</p> <p>Development Commencement: 2026 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts, education and health impacts.</p> <p>Impacts to infrastructure: Local and On Site</p> | | | | |
|---|--|---|---|---|--------------------------|
| Infrastructure Requirement | Cost £ (estimated) | Funding | Phasing | Delivery | Local or on-site costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - Developer to deliver access onto Newgate Street for vehicles, pedestrians and cyclists.</p> | <p>Unknown</p> | <p>S106 278 Agreement Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for</p> | <p>Developer with Nottinghamshire County Council.</p> | <p>Local and on site</p> |

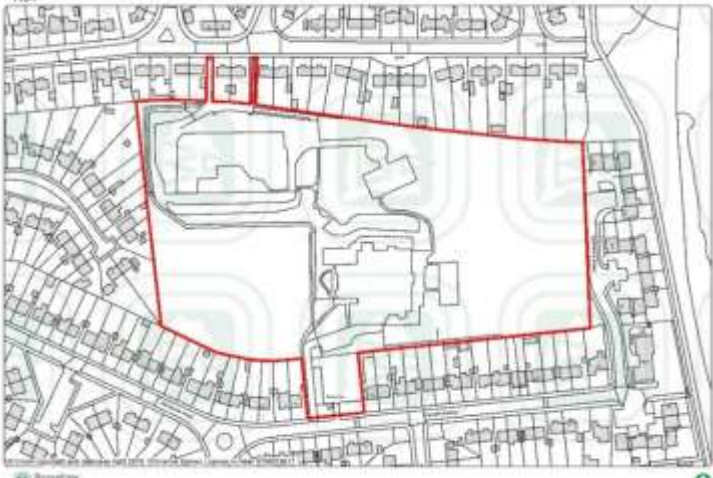
| | | | | | |
|--|--|--|--|---|-------------------|
| | | | construction traffic. | | |
| Cycle and Pedestrian Infrastructure – Developer to deliver a separate pedestrian footway connecting the site to the existing footway on Newgate Street. | Unknown | S106 Planning Conditions | Prior to first occupation | Developer with Nottinghamshire County Council | Local and on site |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure | Unknown | Will vary S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Green and Social Infrastructure | | | | | |
| Housing Types - Provide for a mix of housing types, including affordable housing. | 10% affordable | S106 Planning Conditions | To be agreed | Developer Bassetlaw District Council Registered Partner | Local |
| Education – Make provision for primary and secondary school education infrastructure through an appropriate financial contribution | £17,426 per primary place £23,875 per secondary place | S106 | To be agreed | Developer Nottinghamshire County Council | Local |
| Health - The required cost per dwelling incurred for primary care services is £610. | £14,030 | S106 | To be agreed | Developer PCT NHS | Local |
| Green Infrastructure Tree Planting – the contribution of 5 trees per dwelling | £100 per dwelling | S106 Planning Conditions | | Developer | Local |

HS3 Radford Street, Worksop

|  | <p>Site Area: 3.5 hectares</p> <p>Number of dwellings: minimum of 120 units</p> <p>Development Type: Housing</p> <p>Development Commencement: 2024 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts, education and health impacts.</p> <p>Impacts to infrastructure: Local and On Site</p> | | | | |
|---|---|---|---|---|--------------------------|
| Infrastructure Requirement | Cost £ (estimated) | Funding | Phasing | Delivery | Local or on-site costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - Developer to deliver access for vehicles, pedestrian and cyclists to the site from Furnival Street.</p> | Unknown | <p>S106</p> <p>278 Agreement</p> <p>Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for construction traffic.</p> | <p>Developer with Nottinghamshire County Council.</p> | <p>Local and on site</p> |


| | | | | | |
|--|--|---|--|---|-------------------|
| Cycle and Pedestrian Infrastructure – Developer to deliver a well-connected street pattern that provides high quality, safe and direct walking and cycling routes including links through the development to Radford Street | Unknown | S106 Planning Conditions | Prior to first occupation | Developer with Nottinghamshire County Council | Local and on site |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure | Unknown | Will vary S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Green and Social Infrastructure | | | | | |
| Housing Types -Provide for a mix of housing types, including affordable housing and specialist housing. | 10% affordable 20% specialist | S106 Planning Conditions | To be agreed | Developer Bassetlaw District Council Registered partner | Local |
| Education – Make provision for primary and secondary school education infrastructure through an appropriate financial contribution | £17,426 per primary place £23,875 per secondary place | S106 | To be agreed | Developer Nottinghamshire County Council | Local |
| Health - The required cost per dwelling incurred for primary care services is £610. | £73,200 | S106 | To be agreed | Developer PCT NHS | Local |
| Green Infrastructure Tree Planting – the contribution of 5 trees per dwelling | £100 per dwelling | S106 Planning Conditions | To be agreed | Developer | Local |

HS4: Former Manton Primary School, Worksop

|  | <p>Site Area: 3.7 hectares</p> <p>Number of dwellings: minimum of 100 units</p> <p>Development Type: Housing</p> <p>Development Commencement: 2026 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts, education and health impacts.</p> <p>Impacts to infrastructure: Local and On Site</p> | | | | |
|---|---|---|---|---|--------------------------|
| Infrastructure Requirement | Cost £ (estimated) | Funding | Phasing | Delivery | Local or onsite costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - Developer to deliver access to the site for vehicles, cyclists and pedestrians from Kingston Road via the current school entrance and adjacent land; and, a second access to Kingston Road beyond the Community Centre.</p> | Unknown | <p>S106</p> <p>278 Agreement</p> <p>Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for construction traffic.</p> | <p>Developer with Nottinghamshire County Council.</p> | <p>Local and on site</p> |

| | | | | | |
|---|--|---|--|---|-------------------|
| Cycle and Pedestrian Infrastructure – Developer to deliver a safe and direct footpath and cycle links to integrate with existing neighbouring development at Kingston Road and South Avenue. | Unknown | S106 Planning Conditions | Prior to first occupation | Developer with Nottinghamshire County Council | Local and on site |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure | Unknown | Will vary S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Green and Social Infrastructure | | | | | |
| Housing Types - Provide for a mix of housing types including affordable and specialist housing | 10% affordable 20% specialist | S106 Planning Conditions | To be agreed | Developer Bassetlaw District Council Registered Partner | Local |
| Education – Make provision for primary and secondary school education infrastructure through an appropriate financial contribution | £17,426 per primary place £23,875 per secondary place | S106 | To be agreed | Developer Nottinghamshire County Council | Local |
| Health - The required cost per dwelling incurred for primary care services is £610. | £61,000 | S106 | To be agreed | Developer PCT NHS | Local |
| Green Infrastructure Tree Planting – the contribution of 5 trees per dwelling | £100 per dwelling | S106 Planning Conditions | To be agreed | Developer | Local |


HS5: Talbot Road, Worksop

|  | <p>Site Area: 0.4 hectares</p> <p>Number of dwellings: minimum of 15 units</p> <p>Development Type: Affordable Housing</p> <p>Development Commencement: 2026 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts, education and health impacts.</p> <p>Impacts to infrastructure: Local and On Site</p> | | | | |
|---|---|---|---|---|--------------------------|
| Infrastructure Requirement | Cost £ (estimated) | Funding | Phasing | Delivery | Local or onsite costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - Developer to deliver access from both Talbot Road and Lincoln Road with a through route between for vehicles, cyclists and pedestrians.</p> | Unknown | <p>S106</p> <p>278 Agreement</p> <p>Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for construction traffic.</p> | <p>Developer with Nottinghamshire County Council.</p> | <p>Local and on site</p> |

| | | | | | |
|--|--|-----------------------------|--|---|-------------------|
| Cycle and Pedestrian Infrastructure – Developer to deliver a pedestrian footway connecting the site to the existing footway onto both Talbot Road and Lincoln Road. | Unknown | S106 Planning Conditions | Prior to first occupation | Developer with Nottinghamshire County Council | Local and on site |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure | Unknown | Will vary S106 | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Green and Social Infrastructure | | | | | |
| Housing Types - Provide for affordable housing. | 10% affordable | S106 Planning Conditions | Throughout the development | Developer Bassetlaw District Council Registered partner | Local |
| Education – Make provision for primary and secondary school education infrastructure through an appropriate financial contribution | £17,426 per primary place £23,875 per secondary place | S106 | To be agreed | Developer Nottinghamshire County Council | Local |
| Health - The required cost per dwelling incurred for primary care services is £610. | £9,150 | S106 | To be agreed | Developer CCG NHS | Local |
| Green Infrastructure - appropriate financial contribution. | £125 per square metre | S106 | To be agreed | Developer | Local |

| | | | | | |
|--|-------------------|---------------------|--|--|--|
| Tree Planting – the contribution of 5 trees per dwelling | £100 per dwelling | Planning Conditions | | | |
|--|-------------------|---------------------|--|--|--|

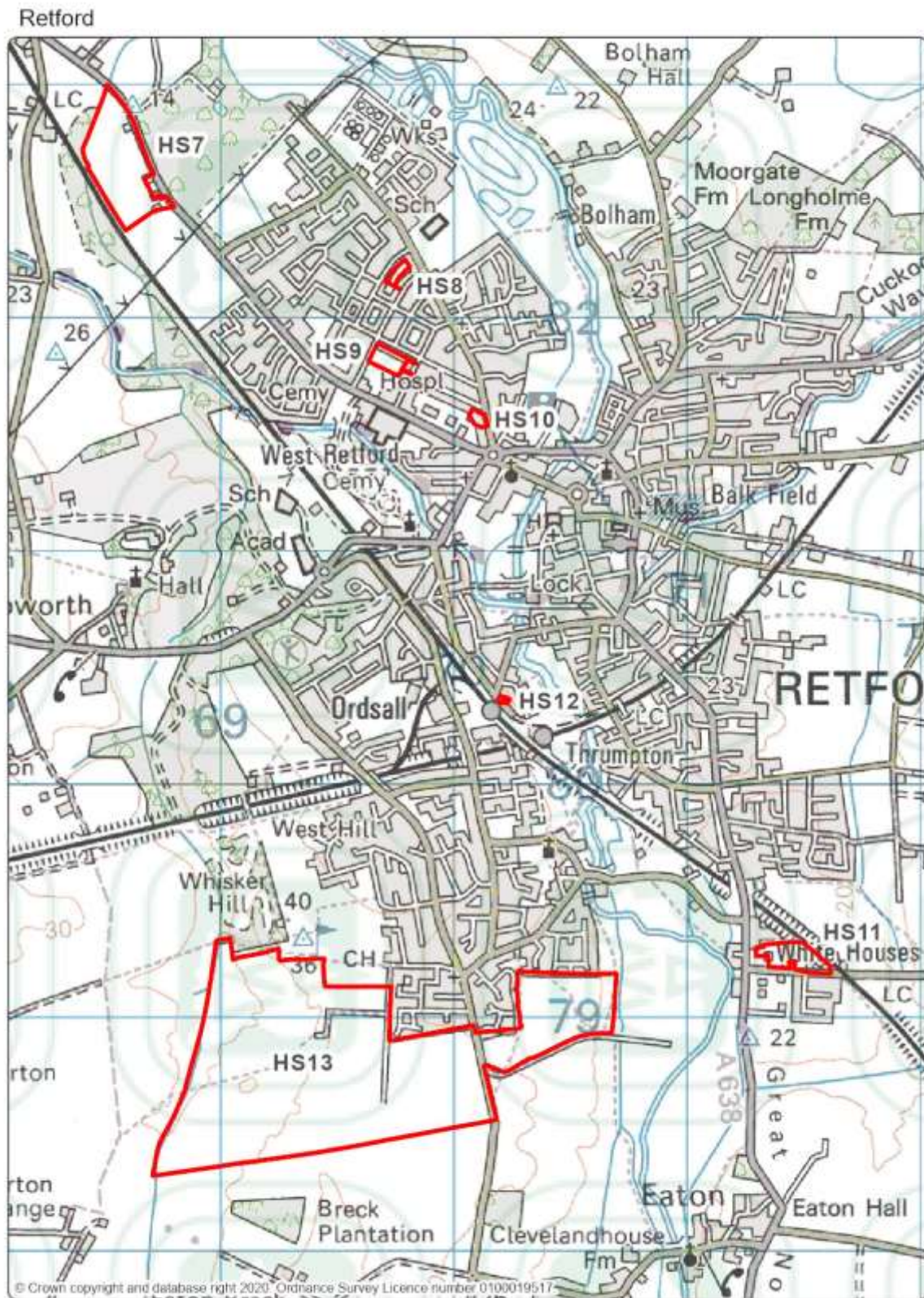
HS6: Former Knitwear Factory, Worksop

| | | | | | |
|---|--|--|---|---|--------------------------------------|
|  | <p>Site Area: 1.29 hectares</p> <p>Number of dwellings: minimum of 54 units</p> <p>Development Type: Affordable Housing</p> <p>Development Commencement: 2024 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts, education and health impacts.</p> <p>Impacts to infrastructure: Local and On Site</p> | | | | |
| <p>Infrastructure Requirement South of Cost Funding Phasing Delivery Lead</p> | <p>Cost £ (estimated)</p> | <p>Funding</p> | <p>Phasing</p> | <p>Delivery</p> | <p>Local or on site costs</p> |
| <p>Physical Infrastructure</p> | | | | | |
| <p>Road Infrastructure - Developer to deliver access through the site between Retford Road and High Hoe Road for vehicles, cyclists and pedestrians.</p> | <p>Unknown</p> | <p>S106 278 Agreement Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for construction traffic.</p> | <p>Developer with Nottinghamshire County Council.</p> | <p>Local and on site</p> |


| | | | | | |
|--|------------------------------------|---|---|--|----------------------|
| Cycle and Pedestrian Infrastructure – Developer to deliver improved access to the existing nearby public right of way network and cycle network through an appropriate financial contribution for directional signage | Unknown | S106 Planning Conditions | tbc | Developer with Nottinghamshire County Council | Local and on site |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure | Unknown | Will vary S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Flood Mitigation – Provision of any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these. | Unknown | S106 Planning Conditions | To be agreed between developer, Council and the Environment Agency | Developer Bassetlaw District Council Nottinghamshire County Council Environment Agency | Local and on site |
| Green and Social Infrastructure | | | | | |
| Housing Types - Provide for affordable houses. | All affordable | S106 Planning Conditions | Throughout the development | Developer Bassetlaw District Council Housing Association | Local and on site |
| Education – Make provision for primary and secondary school education infrastructure through an appropriate financial contribution | £17,426 per primary place | S106 | To be agreed | Developer Nottinghamshire County Council | Local |

| | | | | | |
|---|-----------------------------|-----------------------------|--------------|-----------|-------------------|
| | £23,875 per secondary place | | | | |
| Green Infrastructure - Incorporate measures to protect and enhance the River Ryton Green Corridor, mature trees along the boundary and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network within the site and providing connectivity to the surrounding green infrastructure network. | £125 per square metre | S106 Planning Conditions | To be agreed | Developer | Local and on site |
| Tree Planting – the contribution of 5 trees per dwelling | £100 per dwelling | | | | |

Retford Proposed Site Allocations




HS7: Trinity Farm, Retford

|  | <p>Site Area: 10.7 hectares</p> <p>Number of dwellings: minimum of 244</p> <p>Development Type: Housing</p> <p>Development Commencement: 2028 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts and health impacts.</p> <p>Impacts to infrastructure: Strategic, Local and On Site</p> | | | | |
|--|--|---|---|---|--------------------------|
| Infrastructure Requirement | Cost £ (estimated) | Funding | Phasing | Delivery | Local or on site costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - Developer to deliver access point to the site from North Road, capable of accommodating public transport. Other internal roads and routes will also be required.</p> | Unknown | <p>S106 278 Agreement Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for construction traffic.</p> | <p>Developer with Nottinghamshire County Council.</p> | <p>Local and on site</p> |

| | | | | | |
|---|-------------------|-----------------------------|--|---|-------------------|
| Bus Infrastructure – To contribute, where appropriate to improving local services. | £590 per dwelling | S106 Planning Conditions | Alongside first occupation | Developer with service providers and Nottinghamshire County Council. | Local |
| Cycle and Pedestrian Infrastructure - Developer to deliver a new footway to the North Road frontage to connect to the existing footway to the south of the site and a public right of way through the site to connect to the existing network to the north east. | £250,000 per km | S106 Planning Conditions | To be agreed | Developer with Nottinghamshire County Council | Local and on site |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure | Unknown | S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Flood Mitigation - Provision of any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these. | Unknown | S106 Planning Conditions | Alongside construction | Developer Environment Agency Nottinghamshire County Council Bassetlaw District Council | Local and on site |
| Green and Social Infrastructure | | | | | |
| Landscaping | Unknown | S106 Planning Conditions | To be agreed | Developer Bassetlaw District Council | Local and on site |
| Housing Types – to include a mix of housing types including affordable housing and specialist housing | 20% affordable | S106 | To be agreed | Developer Bassetlaw District Council | Local |


| | | | | | |
|--|--|-----------------------------|----------------------------|---|-------------------|
| | 20% specialist housing | Planning Conditions | | Registered partner | |
| Health - 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. | £148,840 | S106 Planning Conditions | Throughout the development | Developer CCG NHS | Local |
| Green Infrastructure - Provide 6.5 ha of high quality, multifunctional publicly accessible open space. Integrate quality green/blue infrastructure within the layout to achieve a multi-functional, coherent and connected network that integrates with Phase 1 of the scheme. Tree planting - the contribution of 5 trees per dwelling | £125 per square metre £100 per dwelling | S106 Planning Conditions | To be agreed | Developer Bassetlaw District Council Nottinghamshire County Council | Local and on site |

HS8: Milnercroft, Retford

|  | <p>Site Area: 0.45 hectares</p> <p>Number of dwellings: minimum of 5 units</p> <p>Development Type: Affordable Housing</p> <p>Development Commencement: 2026 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts, and health impacts.</p> <p>Impacts to infrastructure: Local and On Site</p> | | | | |
|--|---|---|---|---|------------------------|
| Infrastructure Requirement | Cost £ (estimated) | Funding | Phasing | Delivery | Local or on site costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - Developer to deliver access to the site from Leafield.</p> | Unknown | <p>S106</p> <p>278 Agreement</p> <p>Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for construction traffic.</p> | <p>Developer with Nottinghamshire County Council.</p> | On site |


| | | | | | |
|---|-----------------------------|--------------------------------|---|---|---------|
| Cycle and Pedestrian Infrastructure – Developer to deliver pedestrian/cycle access connecting the site to Leafield. | Unknown | S106 Planning Conditions | To be agreed | Developer with Nottinghamshire County Council | On site |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure | Unknown | S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Green and Social Infrastructure | | | | | |
| Housing Types - Provide affordable homes | All affordable | S106 Planning Conditions | n/a | Developer Bassetlaw District Council Registered Partner | On site |
| Green Infrastructure - Provide for the re-location of active allotments to an existing site in the locality which must be operational before development commences on the Milnercroft site and provide for a small-scale community garden on site to be used by local residents. | £125 per square metre | S106 Planning Conditions | Throughout the development | Developer | Local |

HS9: Former Elizabethan High School

|  | <p>Site Area: 1.3 hectares</p> <p>Number of dwellings: minimum of 46 units</p> <p>Development Type: Housing</p> <p>Development Commencement: 2028 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts and health impacts.</p> <p>Impacts to infrastructure: Local and On Site</p> | | | | |
|--|---|---|---|---|--------------------------|
| Infrastructure Requirement | Cost £ (estimated) | Funding | Phasing | Delivery | Local or on site costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - Developer to deliver access to the site for vehicles, cyclists and pedestrians.</p> <p>Bus Infrastructure – To contribute, where appropriate to improving local services.</p> | <p>Unknown</p> <p>£590 per dwelling</p> | <p>S106</p> <p>278 Agreement</p> <p>Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for construction traffic.</p> | <p>Developer with Nottinghamshire County Council.</p> | <p>Local and on site</p> |
| <p>Cycle and Pedestrian Infrastructure – Developer to deliver safe and direct footpath and cycle links to</p> | <p>Unknown</p> | <p>S106</p> | <p>To be agreed</p> | <p>Developer with Nottinghamshire County Council</p> | <p>Local</p> |

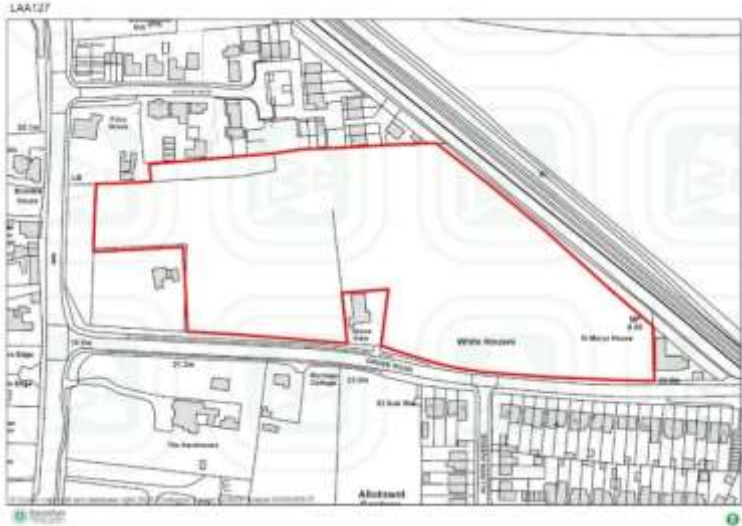
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|---|-----------------------|---------------------------------|--|---|---------|
| integrate with existing neighbouring development at West Furlong. | | Planning Conditions | | | |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure. | Unknown | S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Green and Social Infrastructure | | | | | |
| Housing Types - Provide for a mix of housing types, including affordable houses. | 10% affordable | S106 Planning Conditions | To be agreed | Developer Bassetlaw District Council Registered partner | Local |
| Health - 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. | £28,060 | S106 Planning Conditions | To be agreed | Developer CCG NHS | Local |
| Green Infrastructure - Make provision for the enhancement of the adjoining local open space. | £125 per square metre | S106 Planning Conditions | To be agreed | Developer | Local |
| Tree Planting – the contribution of 5 trees per dwelling | £100 per dwelling | | | | |

HS10: St Michael's View, Hallcroft Road

|  | <p>Site Area: 0.24 hectares</p> <p>Number of dwellings: minimum of 20 units</p> <p>Development Type: Apartments</p> <p>Development Commencement: 2028 onwards</p> <p>Constraints: Highway impacts, heritage.</p> <p>Impacts to infrastructure: Local and On Site</p> | | | | |
|---|--|--|---|---|--------------------------|
| Infrastructure Requirement | Cost £ (estimated) | Funding | Phasing | Delivery | Local or on site costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - Developer to deliver access to the site for vehicles, pedestrians and cyclists from Hallcroft Road.</p> | Unknown | <p>S106 278 Agreement Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for construction traffic.</p> | <p>Developer with Nottinghamshire County Council.</p> | <p>Local and on site</p> |


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|---|-------------------|--------------------------------|--|---|---------|
| Cycle and Pedestrian Infrastructure – Developer to deliver safe and direct footpath and cycle links to Hallcroft Road. | Unknown | S106 Planning Conditions | To be agreed | Developer with Nottinghamshire County Council | Local |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure. | Unknown | S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Green and Social Infrastructure | | | | | |
| Housing Types - Provide for a mix of housing types, including affordable houses. | 10% affordable | S106 Planning Conditions | To be agreed | Developer Bassetlaw District Council Registered partner | Local |
| Health - 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. | £12,200 | S106 Planning Conditions | To be agreed | Developer CCG NHS | Local |
| Green Infrastructure - Tree Planting – the contribution of 5 trees per dwelling | £100 per dwelling | S106 Planning Conditions | Throughout the development | Developer | Local |

HS11: Fairy Grove, Retford

|  | <p>Site Area: 2.7 hectares</p> <p>Number of dwellings: minimum of 60 units</p> <p>Development Type: Housing</p> <p>Development Commencement: 2027 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts and health impacts.</p> <p>Impacts to infrastructure: Local and On Site</p> | | | | |
|--|---|---|---|---|--------------------------|
| Infrastructure Requirement | Cost £ (estimated) | Funding | Phasing | Delivery | Local or on site costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - Developer to deliver one point of safe access from London Road for vehicles, cyclists and pedestrians.</p> <p>Contributions towards improvements to Goosemoor/London Road mini-roundabout</p> <p>Bus Infrastructure – To contribute, where appropriate to improving local services.</p> | <p>Unknown</p> <p>£100,000</p> <p>£590 per dwelling</p> | <p>S106</p> <p>278 Agreement</p> <p>Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for construction traffic.</p> | <p>Developer with Nottinghamshire County Council.</p> | <p>Local and on site</p> |


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| Cycle and Pedestrian Infrastructure – Developer to deliver pedestrian access to the existing public Right of Way to the south-east and west. | Unknown | S106 Planning Conditions | To be agreed | Developer with Nottinghamshire County Council | Local |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure. | Unknown | S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Green and Social Infrastructure | | | | | |
| Housing Types - Provide for a mix of housing types, including affordable houses and specialist housing | 10% affordable 20% specialist | S106 Planning Conditions | Throughout the development | Developer Bassetlaw District Council Registered Partner | Local |
| Health - 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. | £36,600 | S106 Planning Conditions | Throughout the development | Developer PCT NHS | Local |
| Green Infrastructure - Make provision for the enhancement of the adjoining local open space. Tree Planting – the contribution of 5 trees per dwelling | £125 per square metre £100 per dwelling | S106 Planning Conditions | Throughout the development | Developer | Local |

HS12: Station Road

|  | <p>Site Area: 0.1 hectares</p> <p>Number of dwellings: minimum of 5 units</p> <p>Development Type: Housing</p> <p>Development Commencement: 2026 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts and health impacts.</p> <p>Impacts to infrastructure: Local and On Site</p> | | | | |
|---|--|--|---|---|--------------------------|
| Infrastructure Requirement | Cost £ (estimated) | Funding | Phasing | Delivery | Local or on site costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - Developer to deliver access into the site from Station Road for vehicles, cyclists and pedestrians.</p> | Unknown | <p>S106 278 Agreement Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for</p> | <p>Developer with Nottinghamshire County Council.</p> | <p>Local and on site</p> |

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| | | | construction traffic. | | |
| Cycle and Pedestrian Infrastructure – Developer to deliver pedestrian/cycle access to Station Road and Victoria Road. | Unknown | S106 Planning Conditions | To be agreed | Developer with Nottinghamshire County Council | Local |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure. | Unknown | S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |

HS13 Ordsall South, Retford

|  | <p>Site Area: 60+ hectares</p> <p>Number of dwellings: minimum of 800</p> <p>Development Type: Mixed – new neighbourhood</p> <p>Development Commencement: 2027 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts and health impacts.</p> <p>Impacts to infrastructure: Strategic, Local and On Site</p> | | | | |
|--|---|---|---|---|-------------------------------------|
| Infrastructure Requirement | Cost £ (estimated) | Funding | Phasing | Delivery | Local or on site costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - Developer to deliver access to the site for vehicles, cyclists and pedestrians from Ollerton Road.</p> <p>Other internal roads and routes will also be required.</p> <p>Contributions to improvements to the North Road/Babworth Road roundabout.</p> <p>Contributions to improvements to Goosemoor London Road mini roundabout.</p> <p>Contributions to improvements to Ordsall/Babworth mini roundabout.</p> | <p>Unknown</p> <p>Unknown</p> <p>£2-3 million</p> <p>£100,000+</p> <p>£100,000+</p> | <p>S106</p> <p>278 Agreement</p> <p>Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for construction traffic.</p> | <p>Developer with Nottinghamshire County Council.</p> | <p>Strategic, Local and on site</p> |


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| Traffic calming in Ordsall and Eaton | £80,000+ | | | | |
| Bus Service - A subsidised high frequency bus service from the site to Retford town centre and the wider area supported by appropriate public transport infrastructure. | £590 per dwelling | S106 Planning Conditions | Alongside first occupation | Developer with service providers and Nottinghamshire County Council. | Local |
| Cycle and Pedestrian Infrastructure - New and improved pedestrian and cycle links from the site to neighbouring areas including along Brecks Lane and the existing public rights of way that cross the site and run along its boundaries Make provision for public realm improvements in Ordsall Local Centre | £250,000 per km | S106 Planning Conditions | Prior to first occupation | Developer with Nottinghamshire County Council | Local |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure | Unknown | S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Flood Mitigation - Provision of any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these. Incorporate an appropriate Sustainable Drainage System (SuDS) to manage surface water drainage. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance | Unknown | S106 Planning Conditions | Alongside construction | Developer Severn Trent Water Environment Agency Nottinghamshire County Council | Local and on site |
| Green and Social Infrastructure | | | | | |

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| <p>Biodiversity Gain – Tree Planting and Landscaping</p> <p>A landscape buffer around the rural periphery of the site to provide a positive rural interface incorporating a green wheel facilitating off road walking and cycling along the urban fringe.</p> <p>A green buffer along the northern boundary to provide appropriate separation with existing residential properties with green fingers providing connectivity between the two.</p> | Unknown | S106 Planning Conditions | Alongside development | Developer | Local and on site |
| <p>Housing Types - Provide for a mix of housing types, including affordable and specialist housing, and serviced plots for self-build and custom homes.</p> | <p>20% affordable</p> <p>20% specialist housing for older people as sheltered courts built to Building Regulations standard M4(2)</p> <p>Extra care housing</p> <p>2% self build</p> | S106 Planning Conditions | Throughout the development | <p>Developer</p> <p>Bassetlaw District Council</p> <p>Registered Partner</p> <p>Nottinghamshire County Council</p> | Local |

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|---|-------------------------------------|--------------------------------|----------------------------------|--------------------------------|----------------------|
| Health - 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. | £488,000 | S106 Planning Conditions | To be agreed | Developer CCG NHS | Local |
| Local Centre – Incorporate a Local Centre to include an F2 convenience goods store of an appropriate size, commensurate to its location and other local shops and services Incorporate space for a local recycling ‘bring’ bank. | Unknown | S106 Planning Conditions | To be agreed | Developer | Local |
| Allotments - Edible space for allotments, community orchards and community planting | Unknown | S106 Planning Conditions | To be agreed | Developer | Local |
| Country Park/Community Woodland - a new 23ha country park and community woodland on the western boundary of the site. Tree Planting – the contribution of 5 trees per dwelling | Unknown £100 per dwelling | S106 Planning Conditions | To be agreed | Developer | Local and on site |
| Sports Facilities and space - Incorporate a built community facility including changing accommodation and outside space for sports pitches. | Unknown | S106 Planning Conditions | To be agreed | Developer Sport England | Local |
| Amenity Green Space - 4ha of high quality, multifunctional open space to meet recreational open space needs throughout the site. | £125 per square metre | S106 Planning Conditions | Throughout the development | Developer | Local and on site |

Tuxford Proposed Allocation

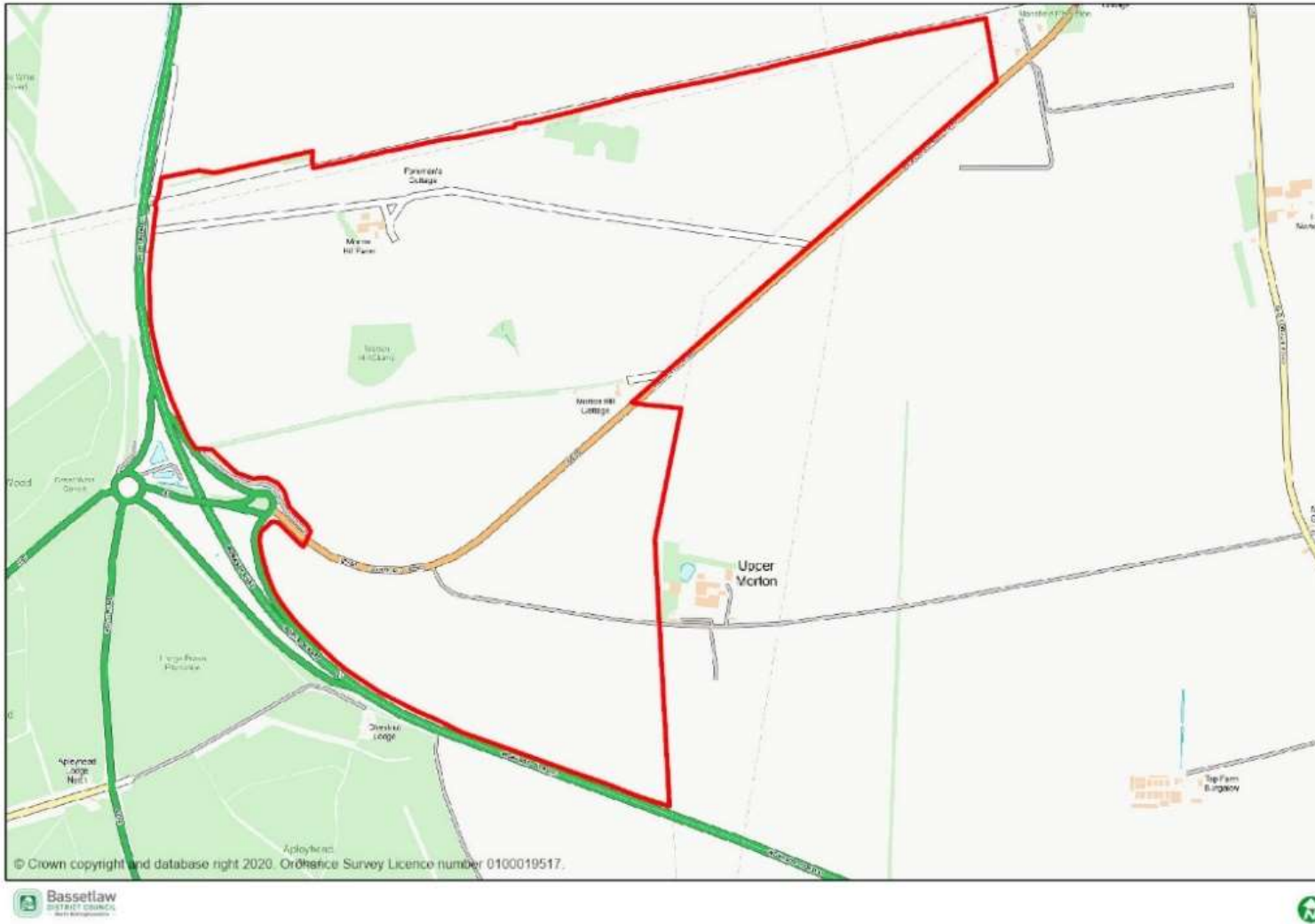
HS14: Ollerton Road, Tuxford

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|--|--|--|---|---|--------------------------------------|
|  | <p>Site Area: 3.9 hectares</p> <p>Number of dwellings: minimum of 90 units</p> <p>Development Type: Housing</p> <p>Development Commencement: 2027 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts, education and health impacts.</p> <p>Impacts to infrastructure: Local and On Site</p> | | | | |
| <p>Infrastructure Requirement South of Cost Funding Phasing Delivery Lead</p> | <p>Cost £ (estimated)</p> | <p>Funding</p> | <p>Phasing</p> | <p>Delivery</p> | <p>Local or on site costs</p> |
| <p>Physical Infrastructure</p> | | | | | |
| <p>Road Infrastructure - Developer to deliver access from Ollerton Road for vehicles, cyclists and pedestrians.</p> | <p>£750,000</p> | <p>S106 278 Agreement Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of the site for construction traffic.</p> | <p>Developer with Nottinghamshire County Council.</p> | <p>Local and on site</p> |


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| Cycle and Pedestrian Infrastructure – Developer to deliver a pedestrian footway along the Ollerton Road frontage to connect to the existing footway on Ollerton Road with The Pastures. A pedestrian/cycleway connection to Long Lane from the southern edge of the site, and provision of an appropriate financial contribution to improve its surface quality to the town centre. | £250,000 per km | S106 Planning Conditions | Unknown | Developer with Nottinghamshire County Council | Local |
| Bus Services - Improvements to public transport infrastructure and services | £590 per dwelling | S106 Planning Conditions | | | Local |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities infrastructure. | Unknown | S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Green and Social Infrastructure | | | | | |
| Housing Types - Provide for a mix of housing types, including affordable houses and specialist housing. | 20% affordable 20% specialist | S106 Planning Conditions | To be agreed | Developer Bassetlaw District Council Registered Partner | Local |
| Education - appropriate financial contribution | £17,426 per place for primary £23,875 per place for secondary | S106 Planning Conditions | To be agreed | Developer Nottinghamshire County Council | Local |

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|--|---|---|---------------------|----------------------------------|--------------------------|
| <p>Health - 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.</p> | <p>£ 54,900</p> | <p>S106 Planning Conditions</p> | <p>To be agreed</p> | <p>Developer CCG NHS</p> | <p>Local</p> |
| <p>Green Infrastructure - Make provision for the enhancement of the adjoining local open space.</p> <p>Tree Planting – the contribution of 5 trees per dwelling</p> | <p>£125 per square metre</p> <p>£100 per dwelling</p> | <p>S106 Planning Conditions</p> | <p>To be agreed</p> | <p>Developer</p> | <p>Local and on site</p> |

Bassetlaw Garden Village Proposed Allocation



Bassetlaw Garden Village

|  | <p>Site Area: 216 hectares</p> <p>Number of dwellings: minimum of 500 (more thereafter)</p> <p>Development Type: Mixed – new settlement</p> <p>Development Commencement: 2031 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts, education and health impacts.</p> <p>Impacts to infrastructure: Strategic, Local and On Site</p> | | | | |
|--|---|---|---|--|--------------------------|
| Infrastructure Requirement | Cost (estimated) | Funding | Phasing | Delivery | Local or on site costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - Contributions towards upgrading and improving the slip road off from the A1 (south) after 2037</p> <p>Contributions towards the improvement of the junction at the B6420/ A620</p> | <p>£7-10 million</p> <p>Part of wider costs</p> | <p>S106</p> <p>278 Agreement</p> <p>Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up</p> | <p>Developer with Nottinghamshire County Council and Highways England.</p> | <p>Local and on site</p> |

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|--|---|-------------------------------------|--|---|--------------|
| <p>Contributions towards the improvements to the roundabout at A614 Blyth Road/A57/A1.</p> <p>Improvements to, and the re-alignment of part of the B6420 Mansfield Road to meet distributor road standard to provide safe access to the site for vehicles, cyclists and pedestrians from the existing Mansfield Road and the A1/Mansfield Road junction to ensure bus penetration within the site, with priority provided through provision of a bus gate preventing direct vehicle access to the railway station from the A1.</p> <p>Other internal roads and routes will also be required.</p> | <p>Part of wider costs</p> <p>£2 million+</p> | | <p>of the site for construction traffic.</p> | | |
| <p>Rail Infrastructure - A new railway station and associated car parking, infrastructure and safety and security measures, including a platform on the northern side of the Sheffield-Lincoln line, with bus interchange facility, cycling hub and cycle storage.</p> <p>Contributions towards the closure of existing level crossings.</p> | <p>c £10m</p> <p>£100,000</p> | <p>Will vary</p> | <p>Unknown</p> | <p>Developer Network Rail Nottinghamshire County Council Rail operators</p> | <p>Local</p> |
| <p>Bus Service - Contribution to provide a high frequency bus service through the site to Worksop and Retford town centres via the new transport hub and community health hub on site, supported by appropriate public transport infrastructure</p> <p>A bus interchange facility.</p> | <p>£590 per dwelling</p> <p>£1.5 million</p> | <p>Will vary</p> | <p>Alongside first occupation</p> | <p>Developer with service providers and Nottinghamshire County Council.</p> | <p>Local</p> |
| <p>Cycle and Pedestrian Infrastructure -Cycle and pedestrian movement to be direct, safe, convenient, attractive and overlooked and will be supported by an internal network of green corridors to link to those beyond the development and</p> | <p>£250,000 per km</p> | <p>S106 Planning Conditions</p> | <p>Prior to first occupation</p> | <p>Developer with Nottinghamshire County Council</p> | <p>Local</p> |

| | | | | | |
|---|----------------------------|-----------------------------|--|---|---------|
| allow for access to the countryside and to Worksop Town Centre. | | | | | |
| Cycling connectivity across the A1, including opportunities to provide a cycle link alongside the railway line to Apleyhead | £250,000 per km | | | | |
| Post 2037 the provision of a green pedestrian/cycle bridge from the Village to land adjacent to Lime Tree Avenue | £10 million (green bridge) | | | | |
| Cycle/foot paths to enable a circular walk within a Suitable Alternative Natural Greenspace | £250,000 per km | | | | |
| Measures to address water supply and waste water treatment – including relocation / provision of existing utilities Infrastructure. | Unknown | S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council | On site |
| Flood Mitigation - Provision of any necessary flood mitigation measures, the provision of sustainable drainage and a sustainable management strategy for the maintenance of these. | Unknown | S106 Planning Conditions | Alongside construction | Developer Severn Trent Water Anglian Water Environment Agency Nottinghamshire County Council | On site |
| Utilities - Incorporate strategically designed and appropriately phased utilities infrastructure, efficient and cost saving energy networks and open access full fibre solutions or any other technology as they become available. | Unknown | S106 Planning Conditions | Alongside construction | Developer Severn Trent Water National Grid | On site |

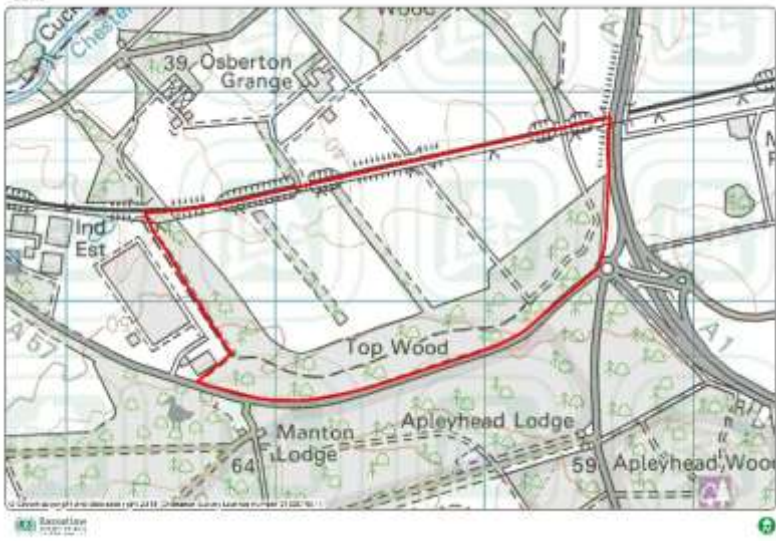
| | | | | | |
|---|---|--|---|--|--------------------------|
| | | | | Anglian Water Nottinghamshire County Council | |
| Green and Social Infrastructure | | | | | |
| <p>Biodiversity Gain – Mitigation measures will be required to address identified impacts on Clumber Park SSSI, Birklands and Bilhaugh SPA and Sherwood Forest ppSPA.</p> <p>Provision of a Suitable Alternative Natural Greenspace comprising a circular 7 mile route around the site and a 400m green infrastructure buffer along the A1 to manage potential impacts on Sherwood Forest ppSPA and Clumber Park SSSI.</p> <p>Provision of at least 20% net biodiversity gain on site.</p> <p>Tree Planting – the contribution of 5 trees per dwelling</p> | <p>Unknown</p> <p>Unknown</p> <p>Unknown</p> <p>£100 per dwelling</p> | <p>S106</p> <p>Planning Conditions</p> | <p>To be agreed between developer, Natural England and National Trust</p> | <p>Developer</p> <p>Natural England</p> <p>Local Wildlife Trust</p> | <p>Local and on site</p> |
| <p>Housing Types - Provide for a mix of housing types, including affordable and specialist housing, and serviced plots for self-build and custom homes.</p> <p>Provision for a residential care home</p> | <p>20% affordable</p> <p>20% specialist</p> <p>2% self build</p> | <p>S106</p> <p>Planning Conditions</p> | <p>To be agreed</p> | <p>Developer</p> <p>Bassetlaw District Council</p> <p>Registered partner</p> <p>Nottinghamshire County Council</p> | <p>Local</p> |
| <p>Primary Education - appropriate financial contribution</p> | <p>New school costs of</p> | <p>S106</p> | <p>To be agreed</p> | <p>Nottinghamshire County Council</p> | <p>Local</p> |

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|--|---|--|-----------------------------------|--------------------------------------|----------------|
| <p>Land safeguarded on site for a new primary school with integrated early years facility</p> <p>Secondary Education - 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.</p> | <p>£20,592 per primary school place</p> <p>£23,875 per school place</p> | <p>Planning Conditions</p> | | | |
| <p>Health - health care facilities of an appropriate size to meet the needs of the settlement's population.</p> <p>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.</p> | <p>£509,250</p> | <p>S106</p> <p>Planning Conditions</p> | <p>To be agreed</p> | <p>Developer CCG NHS</p> | <p>Local</p> |
| <p>Local Centre – a local centre including a convenience store.</p> | <p>Unknown</p> | <p>S106</p> <p>Planning Conditions</p> | <p>To be agreed</p> | <p>Developer</p> | <p>Local</p> |
| <p>Public Realm and Landscaping - A streetscape that embeds green infrastructure within the built development through creative meaningful landscaping, such as street trees and rain gardens.</p> <p>A depth green infrastructure buffer adjacent to the A1 to the west, the railway line to the north and the farm holding to the south-east to mitigate noise and air pollution.</p> | <p>Unknown</p> | <p>S106</p> <p>Planning Conditions</p> | <p>Throughout the development</p> | <p>Developer Natural England</p> | <p>On site</p> |

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|--|-----------------------|-----------------------------|---|----------------------------|-------|
| A depth tree buffer on the south-eastern boundary to achieve visual separation with neighbouring uses and to provide appropriate amenity for existing and future users. | | | | | |
| Children's Play Areas - an appropriate number of play spaces throughout the network, with an emphasis on natural play to encourage outdoor adventure play and learning. | £125 per square metre | S106 Planning Conditions | To be agreed between developer and Bassetlaw District Council | Developer | Local |
| Allotments – Provision of edible and growing spaces. | Unknown | S106 Planning Conditions | To be agreed between developer and Bassetlaw District Council | Developer | Local |
| Tree planting - tree canopy cover of the development site is to be a minimum of 30%, to include the retention of existing woodland. | Unknown | S106 Planning Conditions | To be agreed between developer and Bassetlaw District Council | Developer | Local |
| Sports Facilities and space - a built community facility including changing accommodation and outside space for sports pitches. | £125 per square metre | S106 Planning Conditions | To be agreed between developer and | Developer Sport England | Local |

| | | | | | |
|---|---------|-----------------------------|--|-----------|-------|
| | | | Bassetlaw District Council and Sport England | | |
| Green Infrastructure - The creation of a connected, multi-functional green and blue infrastructure network, including a linear park to be a minimum of 40% of the total land area, | Unknown | S106 Planning Conditions | To be agreed | Developer | Local |

Strategic Employment Site – Apleyhead

|  | <p>Site Area: 118.7 hectares</p> <p>Development Type: Employment</p> <p>Development Commencement: 2027 onwards</p> <p>Constraints: Highway impacts, environmental impacts, community impacts.</p> <p>Impacts to infrastructure: Strategic, Local and On Site</p> | | | | |
|---|---|---|--|---|-----------------------------------|
| Infrastructure Requirement | Cost £ (estimated) | Funding | Phasing | Delivery | Strategic, Local or on site costs |
| Physical Infrastructure | | | | | |
| <p>Road Infrastructure - access to the site from the A57 for vehicles, public transport, cyclists and pedestrians</p> <p>Contributions to improve the A57/B6040 roundabout;</p> <p>Contributions to improve A614 Blyth Road/A57/A1 roundabout;</p> | Unknown | <p>S106</p> <p>278 Agreement</p> <p>Planning Conditions</p> | <p>Some works will commence i.e. access point from the offset to enable an opening up of</p> | <p>Developer with Nottinghamshire County Council and Highways England</p> | <p>Local and on site</p> |

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|---|-----------------|---------------------------------|--|--|---------|
| Capacity improvements along the A57; Contributions to improve A1/B6420 Mansfield Road roundabout; Capacity improvements along the B6420 Mansfield Road up to the B6420 / A620 junction; Contributions to improve B6420 / A620 junction | | | the site for construction traffic. | | |
| Cycle and Pedestrian Infrastructure – direct foot and cycle links along the A57 to integrate with existing neighbouring development and the Sheffield- Lincoln railway line to provide connections with the Bassetlaw Garden Village to the east. | £250,000 per km | S106 Planning Conditions | To be agreed | Developer with Nottinghamshire County Council | Local |
| Public Transport - financial contribution to provide a high frequency bus service through the site to Worksop town centre, supported by appropriate public transport infrastructure. Appropriate financial contributions to aid the delivery of the new Bassetlaw Garden Village rail station for use by occupiers of the site. | Unknown | S106 Planning Conditions | To be agreed between developer Bus companies | Developer Nottinghamshire County Council Bus providers | Local |
| Measures to address water supply and waste water treatment – Be supported by a Drainage Strategy | Unknown | S106 Planning Conditions | To be agreed between developer and water utility companies | Developer Severn Trent Water Nottinghamshire County Council Environment Agency | On site |
| Green and Social Infrastructure | | | | | |

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|--|-----------------------------|--------------------------------|--|--|-------------------|
| <p>Biodiversity - Mitigation measures will be required to address identified impacts on Clumber Park SSSI and Sherwood Forest ppSPA.</p> | Unknown | S106 Planning Conditions | To be agreed between Developer, Natural England and National Trust | Developer Natural England National Trust | Local and on site |
| <p>Green Infrastructure - Provide an appropriate landscape buffer between the site and the A1 to the east and to the railway line to the north.</p> <p>Tree Planting – 5 trees per 1000 sqm</p> | Unknown £100 per sqm | S106 Planning Conditions | To be agreed | Developer | Local |

Next Steps

The Local Plan will be subject to public consultation in November 2020 and responses received will be considered and infrastructure issues explored further. This will inform the next version of the Infrastructure Delivery Plan required to accompany the next version of the Plan in mid-2021.

Appendix 1: Infrastructure Study Baseline Assessment

Please see separate document.