

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST60 - PROVISION AND DELIVERY OF INFRASTRUCTURE			
REF003	Canal & River	As explained previously, significant new developments in the vicinity of the canal network place extra liabilities and burdens upon the waterway infrastructure and it is therefore essential that appropriate contributions are secured from developers, where necessary, in order to mitigate the impact of new development on the Trust's assets. We welcome the account given in paragraph policy ST60 that developer contributions will be required to meet the infrastructure requirements of new development, which should account for the potential demands on the wider walking and cycling network in proximity to new development sites.	Noted. Thank you for your comment.

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1656935	Resident	<p>The planning around new housing developments in Harworth and Bircotes, with lack of consideration towards the infrastructure of the town, has been nothing short of ridiculous. On the recent consultation calls, we were informed that the already agreed housing developments had all been approved on individual merit, yet nobody has looked at the larger implications and needs that 2000 new homes will bring. We simply will not have enough school spaces for young children in our area, and post 16 provision is non-existent. Yet the new school agreed for the development at the colliery site has been removed from planning. The council have also agreed to 3 new schools, none of which are in HandB. A delegate on the consultation call spoke of families having to transport children to separate schools in neighbouring villages. This is quite simply unacceptable and will drive people from the area, rather than attract and build what should be a great town to live in! As mentioned in another item, the leisure and retail opportunities in the town are not fit for purpose when considering all of the new housing as a whole, rather than individual developments. There are clear links between lack of opportunities and anti-social behaviour which we do not want to see increase in the town. It is abundantly clear to see that proactive actions must be taken NOW to support the growth of</p>	<p>The development around Harworth Bircotes has come via speculative planning proposals and have not formed part of a comprehensive Local Plan. This is the result of the Core Strategy being out of date and the Site Allocations document not being adopted by the Council back in 2011.</p> <p>The emerging Local Plan recognises the recent development within Harworth Bircotes and does not seek to allocate any additional growth whilst other developments are still being built out. If further development is required in Harworth in the future then this can come through a review of the Local Plan once it is adopted.</p>

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		Harworth and Bircotes, rather than reacting to shortages in infrastructure down the line.	

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1661418	Resident	<p>Policy ST60 requires developers to consider infrastructure requirements for all development. How can the council support large scale developments at Trinity Farm, Ordsall south and the garden village when the road system in Retford cannot support current traffic volume through the town, especially when there is a hold up on the A1. Traffic is regularly backed up on North Road, Arlington Way, Amcott Way, Babworth Road and London Road to name but a few. Without a major new bypass for Retford these hold ups will become a permanent feature of our town with this degree of concentrated new development.</p> <p>I am surprised that the council is supporting a new garden village which would adversely affect many Retford residents when the similar proposal for Gamston Airport failed to gain support. This proposal would just become joined to Retford. before we know it Retford and Worksop will end up merging thus losing our identity. Surely multiple small scale developments throughout the district including all villages would help dissipate traffic concentration?</p>	<p>Where development causes an impact to existing infrastructure, then it is appropriate for the Council to seek either physical improvements to infrastructure or through financial contributions.</p> <p>These will vary between development and depending on their impact. All infrastructure improvements as part of the Local Plan are detailed within the Infrastructure Delivery Plan.</p>
REF040	Misterton Parish Council	<p>Page 176, para 12.3.5 Add other healthcare providers, e.g., Doncaster &amp; Bassetlaw Teaching Hospital NHS FT and Primary Care Networks (as we move towards integrated care, and universities/colleges</p>	Noted. Thank you for your comment.

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REF101	East Markham Parish Council	<p><i>Written in reference to the January 2020 DLP</i>            Provision and delivery of infrastructure needs to be based around size of the housing in any given development rather than amount of housing. 10, 3 bed room houses fall within ST52 but 9, 5 bedroom houses do not. Yet the latter will have a bigger impact on the infrastructure of the village.</p>	<p>The delivery of infrastructure will vary between developments depending on their impact to existing infrastructure and what is required to mitigate or improve issues caused by the development.</p>

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REF142	Retford Branch Labour Party	<p>Building Better Public Services</p> <p>In evaluating the Plan, we have done so under the following three principles</p> <ul style="list-style-type: none"> <li>● Investing in education to ensure good school places for everyone</li> <li>● Expand local health services for residents</li> <li>● A Plan for better sports facilities, community spaces, broadband, leisure facilities.</li> </ul> <p>Although we recognise that some areas may be beyond the immediate remit of Bassetlaw District Council, we strongly feel that the Plan must at least consider and discuss the implications of housing on:</p> <ul style="list-style-type: none"> <li>- Policing numbers in Retford, recognising that the town does not presently have cells or a proper police station.</li> <li>- School places (both at primary and secondary level)</li> <li>- Health facilities</li> <li>- Transport infrastructure (see note above)</li> <li>- Leisure facilities</li> </ul> <p>If the projected growth of Retford is to occur, then the Plan must require consideration of impacts on all public. Services. No development should be allowed to increase the strain on any of our services beyond that seen in 2020. We expect the Plan to be measured against:</p> <ul style="list-style-type: none"> <li>- The number of police per person</li> <li>- The number of GPs per person</li> </ul>	<p>The Local Plan and its proposed development can only provide improved infrastructure as a direct result from its proposed growth. Infrastructure is often delivered in two ways:</p> <ol style="list-style-type: none"> <li>1. Through onsite or offsite physical infrastructure such as green spaces, new roads, schools, land acquisition; or</li> <li>2. Through a financial contribution towards existing infrastructure – this often occurs for highways, health or education.</li> </ol> <p>All infrastructure required to deliver the proposed growth in Bassetlaw is detailed within the Council's Infrastructure Delivery Plan.</p>

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		<p>- The number of school places per person We do note provisions for Digital infrastructure. We insist however that minimum connection speeds for internet access be included in all future homes. This may include a requirement of fibre to the home (rather than fibre to the cabinet).</p>	

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1671189	Resident	Other infrastructure and community and recreation facilities provision is also welcomed. While I recognise that a good deal of this will be delivered later in the plan period or even beyond this plan period, I would advocate an 'infrastructure first' approach, prioritising delivery of key pieces of infrastructure (such as road links) early on in the development process can be critical in achieving a positive response from the existing local community. Although the need for affordable housing is recognised and, based on recent delivery rates, is always a challenge in Bassetlaw, consideration should be given to back-loading affordable housing in the phasing process to allow infrastructure delivery.	The majority of the larger development sites will be phased alongside the delivery of infrastructure. Affordable housing and other housing types will also be delivered in phases.
1671475	Resident	Retford has already seen large estates, such as the Kenilworth Nurseries Site off London Road, being developed without community facilities. Provision of a school, a meeting place and a play area is crucial in any future developments of this size. 230 houses in a cul-de-sac development without facilities is not a community.	These developments have provided contributions via a financial contribution. The details of which will be provided within a Section 106 agreement between the Council and the developer.
REF052	Councillor, Bassetlaw District Council	Page 176, para 12.3.5 Add other healthcare providers, eg Doncaster & Bassetlaw Teaching Hospital NHS FT and Primary Care Networks (as we move towards integrated care, and universities/colleges.	Noted. Thank you for your comment.



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REF054	Councillor, Bassetlaw District Council	<p>School places.</p> <p>This has been discussed on many occasions however I feel I need to register my concerns about school places which are currently stretched and therefore will become more so in the life of the plan. I am aware that NCC have done work on this however I do think it needs to be challenged more robustly as we already know that children are being split in families where one child goes to one school and a sibling another. This is unacceptable now. I also have families where children are being driven out to the village schools as well as children coming and going from one of the town to the other due to ongoing short supply of places.</p>	<p>The Council consults with the education authority on the proposed growth and allocations throughout the process. The education authority provide details of where additional education provision is needed. This is not always delivered via a new school, it can come through financial contributions towards providing additional capacity at existing schools across the District.</p>

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REF189	NHS Bassetlaw CCG	<p>We welcome that the November 2020 plan recognises the requirement to make sufficient provision for:</p> <ul style="list-style-type: none"> <li>• physical infrastructure: including for flood risk, transport, telecommunications, security, water supply and wastewater;</li> <li>• social infrastructure: including that for education and health; and</li> <li>• green infrastructure: including open spaces, habitat and wildlife creation and measures to address climate change mitigation and adaptation.</li> </ul> <p>Appreciating the plan identifies that the 'Council will work with partners such as the Local Highways Authority, Highways England, the Local Education Authority, the utility companies, Nottinghamshire Healthcare NHS Foundation Trust, and neighbouring local authorities to anticipate and bring forward the necessary infrastructure that is required in order to deliver Policy ST1'. However Nottinghamshire Healthcare NHS Foundation Trust are just one health partner that delivers community services, Doncaster and Bassetlaw Teaching Hospitals NHS Trust delivers secondary care, and GPs delivery primary care commissioned by the CCG</p>	Noted. Thank you for your comment.

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REF198 Bevercotes	Gladman Developments	<p>4.15.1 Gladman note the proposed approach towards infrastructure provision that is set out through Policy ST52. It is intended that the identified infrastructure set out in the Bassetlaw Infrastructure Delivery Plan will be provided through a combination of Community Infrastructure Levy (CIL), Developer Contributions, and appropriate funding assistance from Council's, central Government and funding partners.</p> <p>4.15.2 The allocation of Bevercotes Colliery as an additional Priority Regeneration Area can provide the necessary mitigation 'across the board' and mitigation measures can be included as part of appropriate conditions or planning obligations associated with the redevelopment of the site where necessary.</p> <p>4.15.3 Furthermore, Gladman highlight that the regeneration of Bevercotes Colliery for employment uses offers the opportunity to deliver improved highway and junction access to the A1 network along the B6387 at the Twyford Bridge junction.</p>	Noted. Thank you for your comment.