## Bassetlaw Local Plan 2020-2037

### **Publication Version Addendum**

# Infrastructure Delivery Plan Update

January 2022



#### 1.0 Introduction

#### 1.1 Purpose of the update to the Infrastructure Delivery Plan

- 1.1.1 Bassetlaw District Council is currently producing the new Bassetlaw Local Plan, which will replace the adopted Core Strategy and Development Management Policies DPD adopted in 2011. The emerging Local Plan will set out the strategic planning policy framework for the District up to 2038, and will present a range of policies which will guide new development and identify appropriate locations for future housing and employment growth.
- 1.1.2 The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) require local plans to include strategic policies which set out the strategy for growth in the area to meet local needs and objectives for a minimum of 15 years from the date of adoption, and make sufficient provision for the delivery of new infrastructure which supports the proposed levels of growth. The NPPF states that local plans should set out the infrastructure required to support growth, and the contributions required from developers and other organisations to support the delivery of new infrastructure.
- 1.1.3 This Infrastructure Delivery Plan (IDP) forms part of the Local Plan evidence base; it assesses the existing provision of infrastructure throughout the District, and considers what additional infrastructure will be required in the future to support growth being allocated in the Local Plan. The IDP also considers how required infrastructure should be delivered, and if there are any gaps in information or funding which need to be addressed. It also sets out a method for prioritising the projects to be funded from developer contributions, identifies when Bassetlaw's Community Infrastructure Levy (CIL) could be used, and the role other delivery mechanisms and funding streams can play. The IDP is therefore vital in ensuring that the emerging Local Plan meets the requirements of the NPPF to outline when and how new infrastructure will be delivered.
- 1.1.4 An IDP is a 'live' evidence base document which will be updated at least annually to reflect the most up to date housing trajectory and infrastructure requirements across the plan area.
- 1.1.5 Following the publication of draft IDPs in January and November 2020, the Council has continued to work with infrastructure partners and developers alongside the progression of the Local Plan to develop and improve infrastructure related information. In August 2021 the Council published for consultation the Regulation 19 Local Plan and supporting evidence base documents, which included an updated IDP.
- 1.1.6 The continued work and consultation undertaken by the Council since the Regulation 19 consultation has informed the production of this version of the IDP, designed to accompany the Publication Version Addendum of the Local Plan. This includes an extension to the plan period by a year (to 2038) to ensure the Local Plan is planning for 15 years from the likely adoption date. This version therefore updates previous IDPs.

- 1.1.7 To provide sufficient information to meet the needs of national policy and inform the delivery of the Local Plan, this IDP will provide the following information for each relevant type of infrastructure:
  - 1. Determine infrastructure needs throughout the District to support growth allocated in the Local Plan.
  - 2. Estimate the costs of delivering identified infrastructure needs and consider potential funding sources.
  - 3. Identify the strategic Local Plan allocations where the evidenced needs identify a requirement for development related infrastructure, in accordance with the CIL Regulations (see below).
  - 4. Identify key partners with responsibility for delivering/facilitating the delivery of identified infrastructure improvements, and outline what actions may be required now and in the future to support infrastructure delivery.
- 1.1.8 Baseline information which provides background information on the infrastructure item and current provision in Bassetlaw is set out in a separate but related document, the Bassetlaw Infrastructure Delivery Plan Baseline Assessment 2021 at <a href="https://www.bassetlaw.gov.uk/bassetlawplan">www.bassetlaw.gov.uk/bassetlawplan</a>. It also takes into account work at a wider Nottinghamshire level as reflected in the draft Nottinghamshire Strategic Infrastructure Plan, January 2022.
- 1.1.9 Information contained within the IDP is produced in collaboration with relevant infrastructure partners such as Nottinghamshire County Council, the NHS Bassetlaw CCG, the Environment Agency, Severn Trent and Anglian Water, and is therefore subject to change as the various organisations undertake further assessment work and produce new information. This IDP therefore represents all infrastructure related information available to the Council at 1 December 2021.
- 1.1.10 An updated Whole Plan Viability Assessment, January 2022 informs the Addendum, and the content of the Infrastructure Delivery Plan. The updated reports will be provided as part of the Council's evidence to support the submission of the Local Plan.

#### 2.0 Policy context and legislation for infrastructure delivery

#### **National Planning Policy**

- 2.1 The NPPF states that strategic planning policies within local plans should make provision for infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, community facilities (such as health, education and cultural infrastructure), and the provision of minerals and energy (including heat).
- 2.2 The NPPF also states that local plans should consider the long term requirements for major improvements in infrastructure. The NPPF outlines that local plans should set the contributions expected from development to deliver infrastructure, however such policies should not undermine the delivery of the plan. Local plans should also seek to provide infrastructure which widens transport choices, delivers advanced, high quality and reliable communications

- infrastructure, and supports infrastructure associated with renewable and low carbon energy.
- 2.3 For the purposes of this IDP, 'infrastructure' is defined as physical, social and green/blue infrastructure required to enable sustainable development. IDPs can consider a range of infrastructure suitable to the needs and aspirations of the area being considered, and the particular circumstances of the proposed development sites and stage of preparation of the local plan. To appropriately support the progression of the Local Plan at this time, the Council requires a focussed IDP which considers the key infrastructure items which will directly affect sites proposed for allocation in the emerging Local Plan, and in particular considers which infrastructure items may be reliant on developer contributions and/or the Community Infrastructure Levy to be delivered. This IDP will therefore cover the following topics:
  - Education (primary and secondary)
  - Healthcare (primary and acute)
  - Green/blue infrastructure (recreational open space, biodiversity enhancement, flood management)
  - Social infrastructure (indoor/outdoor sports facilities, community facilities)
  - Carbon offsetting
  - Transport (highways, public transport, walking/cycling)
  - Utilities (Water supply and waste water management, electricity infrastructure and digital infrastructure)
- 2.4 The PPG outlines that local plans should set out a vision and framework for the future development of an area, which addresses the needs and opportunities relating to infrastructure. Local plan policy requirements for developer contributions should be informed by proportionate evidence of local infrastructure needs.
- 2.5 The PPG states that local plans should be realistic about what can be achieved and when, identifying what infrastructure is required and how it can be funded and brought forward. Infrastructure deficits and requirements in an area, and opportunities for addressing such deficits and requirements, should be identified by working alongside infrastructure providers, service delivery organisations, other strategic bodies such as Local Enterprise Partnerships, developers, landowners and site promoters at an early stage in the plan-making process to assess the quality and capacity of infrastructure, and its ability to meet forecast demands.
- 2.6 The NPPF states that where up to date policies have set out the planning contributions expected from development, planning applications that comply with them should be assumed to be viable. Paragraph 58 goes on to state that it is for the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.
- 2.7 The weight given to the applicant's viability study is for the decision maker to decide having regard to all the circumstances in the case including whether the

plan and viability evidence supporting it is up to date and any changes to the plan since it was bought into force.

- 2.8 Three sites in the emerging Local Plan; at Peaks Hill Farm; Ordsall South and the Bassetlaw Garden Village are expected to deliver over more than one individual plan period. The NPPF, Paragraph 73 identifies that large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). In doing so, development must consider opportunities presented by existing or planned investment in infrastructure, the area's economic potential and scope for net environmental gains.
- 2.9 Footnote 37 adds that, 'The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.'

#### Relevant legislation

- 2.10 The Community Infrastructure Levy (CIL) Regulations 2010 limits the extent of contributions which can be sought from developers. Regulation 122 states that a contribution (also referred to as planning obligations or Section 106 contribution) can only be required from developers when the contribution is:
  - a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.

Consideration of funding for identified infrastructure needs therefore must take into account the limitations set out in CIL Regulation 122.

- 2.11 The CIL Regulations 2019 have implemented amendments to the previous Regulations, which includes the removal of restrictions limiting the amount of contributions which can fund a single project (known as pooling restrictions) previously set out within CIL Regulation 123. In accordance with the CIL Regulations 2019, this IDP has no restrictions on the amount of contributions which can used to fund a single infrastructure project.
- 2.12 The PPG also recommends that, when preparing a plan, strategic policy-making authorities use available evidence of infrastructure requirements to prepare an Infrastructure Funding Statement. The Council's Infrastructure Funding Statement provides a consistent and transparent approach to reporting annually on the use of developer contributions and CIL funds and will provide an audit trail of expenditure. Annual reviews of the infrastructure funding statement will feed back into the review of the local plan to ensure that it remains deliverable.

2.13 To ensure developers do not pay twice for the same piece of infrastructure (known as 'double dipping'), the IDP identifies the potential sources of funding that will be used to secure infrastructure. On that basis, a combination of developer contributions and CIL could be used to deliver new or improved infrastructure. This will be identified in the Bassetlaw Infrastructure Funding Statement available at <a href="https://www.basseltaw.gov.uk">www.basseltaw.gov.uk</a>

#### Sub-regional and local context

- 2.14 Local Enterprise Partnerships (LEP) are partnerships between local authorities and businesses, and seek to work with partners to pursue and attract major investment and seek to deliver significant economic growth. The D2N2 Local Enterprise Partnership (D2N2 LEP) is made up of partnerships between Nottinghamshire and Derbyshire authorities. The D2N2 LEP determines strategic economic priorities including investments and activities to drive growth and create local jobs. The D2N2 LEP could therefore be an important source of funding for appropriate infrastructure projects within this IDP.
- 2.15 Nottinghamshire has two tiers of local government. Nottinghamshire County Council (NCC) is the upper tier authority, and is responsible for services including education, transport, surface water flooding, libraries, waste management, minerals, and social services. NCC produces a range of strategies guiding the delivery of its services. Development contributions towards new or improved infrastructure which supports NCC services are outlined within NCC's Planning Obligations Strategy 2021.

#### **Draft Nottinghamshire Strategic Infrastructure Plan**

- 2.16 In 2021, the County Council consulted on its county-wide Strategic Infrastructure Plan (SIP), which presents an overview of growth patterns, assesses the infrastructure required to support the growth, and estimates likely costs and funding gaps. It is not intended to supersede or replace local studies (including this IDP), but it is a useful reference point for strategic infrastructure issues across the county. The final plan is expected to be taken forward for approval in January 2022.
- 2.17 The SIP prioritises infrastructure improvements based on available evidence. Two schemes relevant to Local Plan growth are listed below.
  - Bassetlaw Garden Village Transport Infrastructure
  - A57 Improvement Plan

The SIP work confirms that there is a significant gap between the cost of the infrastructure Nottinghamshire is likely to need by 2040, and the funding available to deliver it.

2.16 District and borough councils form the lower tier authorities in Nottinghamshire, providing services including the collection of refuse and recycling, leisure services, housing, planning and building control. The adopted Core Strategy and Development Management Policies DPD 2011 forms the development plan for the District. The Council is currently producing a new Local Plan which when adopted will replace the Core Strategy. This IDP has supported the production

of the Local Plan, and will form part of the Local Plan evidence base. The Local Plan is proposed for submission to the Secretary of State in spring 2022.

#### 3.0 Methodology

3.1 As outlined above, this IDP does not consider all infrastructure in the District, but instead focuses on key items of infrastructure required to support the delivery of growth proposed for allocation in the emerging Local Plan, and particularly infrastructure items which may be reliant on developer contributions/CIL to be delivered. The following research and assessment stages have been undertaken in the production of this IDP.

#### Stage 1: Baseline review of existing information

- 3.2 This first stage of assessment considered the current infrastructure provision within the District, and how the existing infrastructure is meeting the needs of the current population. Planning for infrastructure is complex, and the Council recognises that infrastructure partners' plans can change due to wider considerations such as central government policy/ plans and funding.
- 3.3 It should be noted that all planning contributions will be subject to the relevant indexation which will be detailed and applied during the drafting of the relevant legal agreement for a specific site/proposal. The costs identified in this IDP were considered to be appropriate by the relevant infrastructure partner, as of August 2021.
- 3.4 It is therefore important to document the evidence base for the requirements set out in the IDP for each infrastructure type, and any assumptions used to calculate infrastructure costs. This is detailed in the separate Bassetlaw Infrastructure Delivery Plan Baseline Assessment 2021 available on the Council's website www.bassetlaw.gov.uk/bassetlawplan.

#### Stage 2: Future infrastructure needs of the District

- 3.5 The Local Plan proposes new housing and employment land allocations throughout the District. Most housing sites are not due to start delivering homes for at least 5 years. With the exception of three sites, all are expected to be fully built out by the end of the plan period. Peaks Hill Farm, Ordsall South and the Bassetlaw Garden Village are expected to deliver over more than one individual plan period. The trajectory for each site is shown in Appendix 3 of the Local Plan.
- 3.6 Delivery of employment sites are responsive to the market. Of the nine general employment site allocations, only the Bassetlaw Garden Village does not have planning permission. Infrastructure requirements of these sites have been agreed through the development management process. This IDP only addresses infrastructure requirements for the Garden Village; the employment component is expected to come forward in this plan period.
- 3.7 The strategic employment site is allocated to meet a regional/sub-regional need for large scale logistics. Apleyhead is being actively promoted and a preapplication consultation was completed in November 2021. The site is therefore

- considered to be advanced. This IDP identifies the infrastructure requirements for Apleyhead.
- 3.8 The future development of these sites may have an impact on existing infrastructure within the District, and may require upgrades or new items of infrastructure to support proposed growth.
- 3.9 Existing information contained within the evidence base and further consultation with relevant infrastructure partners was undertaken after each Local Plan consultation to establish how the proposed levels of growth in the Local Plan may impact existing infrastructure provision by 2038, and what improvements may be required to appropriately service the proposed new developments.
- 3.10 The identification of infrastructure requirements for site allocations (without planning permission) is therefore under development, and will be informed by more detailed evidence, including that undertaken to support the planning application process and wider infrastructure strategy updates, such as for the SIP. The infrastructure requirements identified are therefore a starting point for review through more detailed work and should be considered in line with the policies within the plan. They will be updated in subsequent versions of the IDP, which remains a 'living document' throughout the period of the Local Plan.
- 3.11 It is also important to note that there may be interdependencies between sites and/or different phases of a development. This IDP cannot set out all the interdependencies, not least because the timing of development and/or infrastructure requirements may change. Developers are encouraged to cooperate with each other and infrastructure partners. Legal agreements or conditions will be negotiated at planning application stage and can set out requirements related to the provision of infrastructure in relation to the development proposed.

#### Stage 3: Funding and delivery of new and improved infrastructure

- 3.12 Following the identification of improvements which will be required to support growth allocated in the Local Plan, the Council has sought to identify, in consultation with relevant infrastructure partners and associated organisations, potential options for funding and delivery.
- 3.13 National planning practice guidance identifies a range of costs to be considered as part of a viability assessment. Those relevant to the IDP include:
  - build costs
  - site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy.
  - the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards.

The Whole Plan Viability Assessment makes a distinction between these costs, specifically between developer contributions and the Community Infrastructure

Levy. The IDP schedule therefore reflects this. The likely S106 contribution therefore only relates to developer contributions (and that which contributes to the £4000), and does not include CIL charges, site-specific costs and build costs which as per national guidance should be considered separately. It should be noted that the developer contributions identified for each type of infrastructure may be phased alongside housing/employment proposed.

- 3.14 For infrastructure items which rely on developer contributions for funding, the Council has allocated contributions to each proposed development site in accordance with CIL Regulation 122, taking into account the direct impacts of the development and the levels of contributions which would be fair, reasonable and proportionate, considering the scale of the development.
- 3.15 The IDP identifies strategic infrastructure to be wholly or partly funded from the CIL. In future, this will be identified through the Infrastructure Funding Statement via a five year rolling programme for its delivery. Prioritisation will be informed by the Local Plan trajectory. This will ensure infrastructure delivery is aligned with growth.
- 3.16 The IDP identifies the extent of the infrastructure funding gap. The CIL will help to bridge the gap, but will not fill it. There may therefore be a need for prioritisation of developer contributions along with exploration of external funding opportunities with infrastructure partners and organisations. Additionally the Council will work with developers to ensure innovative approaches to financing development maximise opportunities for infrastructure delivery. This is particularly important for those sites expected to build out over a number of years and through a number of phases. Strong partnership working arrangements with infrastructure partners and developers will help ensure that proportionate infrastructure delivery is secured alongside each phase of development.
- 3.17 The NPPF notes that developer contributions should not be so significant to render a potential development site financially unviable. The Whole Plan Viability Assessment 2022 considers the implications of proposed developer contributions and where relevant CIL on the financial viability of site allocations in the Local Plan.
- 3.18 On that basis, the Whole Plan Viability Assessment 2022 indicates that the level of developer contributions sought by site allocations of 50 or more dwellings to be so significant that such proposals should be exempt from CIL. To ensure that the levy compliments plan policies for strategic sites national Planning Practice Guidance states that zero rates may be appropriate where plan policies require significant contributions towards housing or infrastructure through planning obligations and this is evidenced through the viability assessment.
- 3.19 Additionally the Whole Plan Viability Assessment 2022 states that the maximum level of developer contributions that can be sought alongside affordable housing requirements and CIL (where relevant) is £4000 per dwelling. Where the level of contributions is expected to be higher than this level the Council will

prioritise infrastructure requirements to ensure the site allocations remain viable (see paragraph 6.6). Where CIL is not sought (i.e. on sites over 50 dwellings) there is an expectation that developer contributions can exceed £4000 per dwelling as part of a viable development.

#### Stage 4: Ongoing review of the IDP

3.20 The Council will continue to work with infrastructure partners and developers alongside the progression of the Local Plan to develop and update the information contained within the IDP. The IDP will be updated annually to present the most up to date information on infrastructure requirements throughout the District.

#### 4.0 Information contained within the Infrastructure Delivery Plan

4.0.1 The infrastructure requirements, costs, and timescales contained within this IDP represent the best information available to the Council at this time. This information may therefore be amended and updated as further details on the proposed allocations become available, there is further clarity on the expected build out rates of proposed allocations, and to address any unexpected changes to the existing and future provision of infrastructure within the District.

#### 4.1 Funding and delivery for infrastructure projects

- 4.1.1 In line with policies in the Local Plan, developers will be expected to contribute to or deliver infrastructure necessary to support their sites and to mitigate the impact of their development. This will be informed by the viability assessment, and then the Community Infrastructure Levy (CIL) Charging Schedule review, which is expected to follow closely behind the timetable of the Local Plan. A CIL will provide a flexible source of funding which could be used for a range of strategic infrastructure projects. The draft CIL Charging Schedule is on the Council's website www.bassetlaw.gov.uk.
- 4.1.2 Based on the current viability evidence, it is expected that a significant element of the infrastructure costs associated with the proposed strategic sites will be funded through developer contributions. These are usually secured via Section 106 Agreements, which will be subject to indexation together with the associated legal, management and monitoring fees from the relevant Local Authorities which are likely to include the District and County Council.
- 4.1.3 When seeking funds from these sites through developer contributions, the relevant legislative CIL tests will need to be considered (see paragraph 2.10) and the content of national policy relating to viability (see paragraphs 2.6-2.7).
- 4.1.4 The Highways Authority preferred method for the delivery of highway infrastructure is through planning conditions 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.
- 4.1.5 In areas where Neighbourhood Plans are made and where 'windfall' sites come forward, it is expected that funds will be secured for infrastructure both through

developer contributions and through the Council's Community Infrastructure Levy. Where Neighbourhood Plans are made, 25% of any funds will be transferred to the local parish to enable them to be spent on local priorities, expected to be those identified as needed to support development within the Neighbourhood Plans. Elsewhere, local CIL monies will be spent on infrastructure in line with the district council spending strategy, with infrastructure partners given over funds in line with identified infrastructure priorities.

4.1.6 Additionally, 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 utilities companies have not identified any need for strategic infrastructure over the plan period. Therefore utilities infrastructure, in terms of waste water, water, electricity and digital infrastructure will require local connections to the existing network and/or reinforcements to that network. It is usual that such costs are borne by the developer.

#### 4.2 Estimated CIL Receipt Income

- 4.2.1 An estimation of CIL receipts between 2020 and 2038 has been calculated in Appendix 1, and will be updated annually. Until the CIL is secured, it is only an estimate, based on:
  - An average residential unit of 90sqm internal floorspace
  - Calculations for outline permissions and site allocations are based on the proposed CIL rate of £20sqm for outline permissions and site allocations. Index linking has been applied at the current rate of 333 to account for inflation over time.
- 4.2.2 It does not take into account the instalment policy, so in practice there will be a time delay in the CIL money being collected, particularly for larger schemes.
- 4.2.3 No account has been taken for CIL receipts that might be collected from windfall housing sites or retail developments, because these projects are speculative and do not have a delivery timeframe. Once this is known they will be included in future updates.
- 4.2.4 It also does not take account of the 5% allowed to be used for administration of the CIL, the neighbourhood portion or the exemptions for social housing or self-build housing. This will inform future updates.
- 4.2.5 Table 1 shows that through the housing trajectory for planned housing sites, CIL is expected to raise approximately £18m over the lifetime of the plan for strategic and local infrastructure.
- 4.2.6 National planning practice guidance recognises that there will be uncertainty in pinpointing other infrastructure funding sources, particularly beyond the short-term. It indicates that to justify the need for CIL the Council should focus on providing evidence of a funding gap. It concludes that any significant funding gap should be considered sufficient evidence of the desirability of CIL funding, where other funding sources are not confirmed.

4.2.7 Identifying funding sources is therefore essential given the anticipated funding gap of approximately £89m. CIL receipts should be considered as one source available to fund infrastructure.

#### 4.3 Other Funding Streams

- 4.3.1 Strategic infrastructure can have wider benefits across the District, as well as cross boundary within the County and in the wider sub-region. Given this, and the complexity of planning and designing such infrastructure and viability considerations, it is expected that other wider funding streams will contribute towards specific infrastructure identified as required to support the cumulative impact of growth.
- 4.3.2 It is expected that other funding streams including Central Government funding, such as through the Bus Service Improvement Plan, or through other partners investments plans, such as the Environment Agency investment plan will come forward within the Local Plan period that will contribute towards delivery of strategic infrastructure.
- 4.3.3 In addition, there may be an opportunity to seek 'specialist funds' for topic specific projects, for example seeking funding from the Heritage Lottery Fund. Where secured, specialist funds are identified throughout the IDP.
- 4.3.4 The appropriateness of these potential funding sources depends on the project being considered, the amount of funding available through the sources, and the amount of funding required for the project.

#### 5.0 Site allocations infrastructure assessment

5.1 This assessment will identify what new or improved infrastructure will be required to support the delivery of growth proposed for allocation within the Local Plan. Infrastructure delivery is linked closely to that of the delivery of growth across the District. The trajectory of when development is likely to come forward throughout the plan period in set out within Appendix 3 of the Local Plan. The allocations in the Local Plan are set out in the table below.

Site Reference	Name of Site	Approximate no of dwellings	Developable employment land (ha)
HS1	Peaks Hill Farm, Worksop	1080	-
HS2	Bassetlaw Pupil Referral Centre, Worksop	20	-
HS3	Radford Street, Worksop	120	-
HS4	Former Manton Primary School, Worksop	100	-
HS5	Talbot Road, Worksop	15	-
HS7	Trinity Farm, Retford	305	-
HS8	Milnercroft, Retford	5	-
HS9	Former Elizabethan School, Retford	46	-
HS10	St Michael's View, Retford	20	-
HS11	Fairy Grove, Retford	61	-
HS12	Station Road, Retford	5	-

Site Reference	Name of Site	Approximate no of dwellings	Developable employment land (ha)
HS13	Ordsall South, Retford	890	-
HS14	Land south of Ollerton Road, Tuxford	75	-
New settlement	Bassetlaw Garden Village	590	10.0
SEM001	Apleyhead Junction	-	118.7
TOTAL		3322	128.7

Table 1: Draft Bassetlaw Local Plan housing and employment allocations

#### 6.0 Infrastructure Schedule

- 6.1 Appendix 3 of the Local Plan presents the housing trajectory for sites proposed for allocation in the Local Plan. The trajectory identifies which five-year period a proposed site allocation is expected to start completing the development of houses/businesses. For some of the larger schemes, the development of housing may last more than five years.
- 6.2 Appendix 2 presents the Infrastructure Schedule for the IDP, which lists all infrastructure items identified as being currently required to support the needs of future residents/employees within each site allocation proposed in the Local Plan. The schedule lists the infrastructure requirements for each proposed allocation, and outlines the infrastructure costs which can be established at this time.
- 6.3 Where there are multiple proposed site allocations contributing towards the delivery of an infrastructure item, the item has been separated into the relevant developer contributions from each site and identified as a 'joint project'.
- 6.4 Based on the housing trajectory, the Infrastructure Schedule has identified the five-year period within which an infrastructure item is expected to be delivered. In some instances an infrastructure item receiving contributions from multiple sites may need to be completed to support the needs of other sites in advance of the delivery of homes/businesses on a specific allocation. In this situation, the Infrastructure Schedule will outline when the shared infrastructure item will be delivered, however it is accepted that developer contributions from the site will be provided at a later date.
- 6.5 The Council recognises that the ability to fund required infrastructure is based upon housing delivery timeframes and the anticipated cash flow of funding streams, such as CIL. It is unlikely that developer contributions or CIL receipts individually will be sufficient to fund all infrastructure required within the plan area. It is therefore necessary to prioritise the infrastructure projects in most need of funding.
- 6.6 The Infrastructure Schedule prioritises each identified infrastructure project. This will distinguish those projects critical to enabling development and mitigating infrastructure compared to those that are important to deliver good

place making principles, but would be appropriate to deliver at a later date, based on the following approach:

- Essential an infrastructure project which is essential to enable growth and are a prerequisite to unlock any future works to facilitate the delivery of strategic sites and the Local Plan. Thereby essential in ensuring that the impact of the new development does not have a significant detrimental impact on existing infrastructure, services and facilities.
- Necessary necessary to mitigate the impact of new development i.e. must happen so that development does not have a significant adverse impact on existing infrastructure. Usually identified through the sustainability appraisal and other evidence base documents as necessary to make a proposed development acceptable in planning terms
- **Desirable** is unlikely to prevent development taking place but would benefit place-making.
- 6.7 Appendix 2 presents the infrastructure schedule for each site allocated in the Local Plan. This outlines all developer contributions which are required from each site to support the provision of new infrastructure. It also highlights where provision will be delivered directly by the developer on site as part of the development programme. In those cases where CIL could be used, this will be confirmed through the Infrastructure Funding Statement.
- 6.8 The IDP highlights delivery partners. These are those key partners necessary to enable the delivery of infrastructure. Identifying a partner does not imply that the partner will make a financial contribution to the infrastructure item. Rather their involvement may be required to approve the technical specification for example.
- 6.9 The IDP schedule will be reviewed in accordance with future agreements and trajectories. The Local Plan Monitoring Framework will be central to this process and ensure achieved and anticipated growth directly informs the IDP.

#### 7.0 Conclusion

- 7.1 An IDP is a 'living' document. Infrastructure providers consist of public organisations and private organisations. Organisations have a requirement to produce organisational and business plans. As different infrastructure providers respond to their own unique challenges, the information that they provide will naturally date and alter over time, reflecting changing needs. Together with the fact that values will change including land values, material values, transportation costs and manual labour costs.
- 7.2 In terms of Infrastructure requirements this also depends on the timing of the submission of a planning application for development, the capacity of existing infrastructure, the requirement for an extension or creation of new infrastructure etc. For example in the case of education it will depend on the legislative education considerations.
- 7.3 The information contained within this IDP should be viewed as indicative rather than prescriptive. Some pieces of Infrastructure cannot be specifically costed.

As such the requirements identified at the time of writing will naturally evolve, and it is planned that that IDP will be updated on a periodic basis to reflect changing circumstances.

- 7.4 An infrastructure funding gap is the cost of infrastructure required in the District which has not received any funding. An infrastructure funding gap is used to demonstrate the need for alternative methods of funding infrastructure, such as the use of a Community Infrastructure Levy.
- 7.5 The IDP has identified a funding gap of around £89 million. Developer contributions are estimated to be around £42 million. Therefore, the infrastructure funding gap excluding estimated developer contributions is £47million. The estimated CIL receipt is likely to be around £18m. As there are infrastructure items which cannot be costed at this time, the infrastructure funding gap for the District is likely to be higher than £47 million.
- 7.5 To ensure that the District is supported by an appropriate provision of new infrastructure, the Council will oversee the following key infrastructure improvements identified in this IDP up to 2038:
  - at least £11 million of new education facilities;
  - at least £2.7 million of green infrastructure, sports and open space improvements;
  - £2 million of new healthcare facilities;
  - £50.9 million of transport infrastructure improvements;
- 7.6 Despite a clear approach to infrastructure prioritisation there remains a significant funding gap. Whilst the deficit is not unexpected, future versions of the IDP will need to scrutinise the cost of projects and their ability to meet the legal tests set out for development related funding. This will be informed by a refined development trajectory as further details of project delivery is known.
- 7.7 Over time there may be a number of reasons why the findings of the IDP may change, for example:
  - Updated related evidence base documents
  - Changes in current service provision
  - Capacity, design and safety of existing Infrastructure
  - Estimated and design costs of Infrastructure
  - Maintenance costs of Infrastructure
  - Material and transportation costs
  - Progression of infrastructure interventions, providing more certainty around costs and phasing
  - New delivery partners
  - Availability of funding sources
  - Changes in line with legislation, national or local policy
  - Timing of submitting planning applications, planning appeals and decisions on planning applications and appeals and final signature of planning obligation documentation.
  - Economic circumstances

7.8 On that basis, to support the delivery of growth proposed within the Local Plan, it is important that the Council continues to work collaboratively with infrastructure partners and developers to ensure the timely delivery of infrastructure alongside new development.

## Appendix 1: CIL IDP

Appendix -	Housing trajectors	y (1 Decemi	ber 2021)						Ist 5 Years							nd 5 Years						Ind 5 Years						1				
Settlement	Application Number / LAA RefiNP Policy Ref	Full Res, Outline, Land allocation, or Broad	Address	Completed 2020-2021			2023-2024		2025-2026			2027-2028	2028-2029	2029-2020	2000-2001			2032-2003		2034-2055	2035-2056				Total Dwellings			E/dwelling				
Sites with F Seckinghan	Full planning permis raccostrats raccostrats	Res Res	ler construction Land off Station Road Land north of Station Road	24 20	21					00															24 41	03	Relief for full social housing	N/A				
Carton in Lindrick	18/01148/FUL	Pull	Land north of Station Road Land east of Doncaster Road Former Poultry Factory, Mark	20 37	35	35	22			£0 £122,133.48															129	£122,133.48	Relief for full social housing  OIL Charge not liable (App before	N/A £943				
Markham Harworthi Bitroles	16/00854/RES 61/10/00013	Res	Lane Beverley Road	0	30	30	25			E0 E0															41 85		Cit. Charge not liable (App before September 2013) Cit. Charge not liable (App before September 2013)	N/A				-
Harworthi Bircotes Harworthi Bircotes	13/00793/FUL 17/01566/RES	Full Res	Plumines Form (Persimmon), Savity Road Harworth Collery (Jones), Savohy Broad	30 17	25					£123,273.59 £0					_										30 42	£123,273.59	OL Charge not liable	£4,109.12 N/A				
Harworth' Bircotes Harworth'	17/01575/RES 19/00676/OUT	Res	Scrooby Road Harworth Collery (Kier), Scrooby Road South of (DN11 8PB), Tickhill	25	50	16	40	40		E0 F04 570 41						=									92 163		OL Charge not liable	N/A				
	01/08/00182	Full	Road Forner Newell and Jenkins sit Thrumpton Lane	3	10	7				60															20	£94,579.41	OL Charge not liable (App before September 2013) OL Charge not liable (App before	E580.24 N/A				
Refford	01/11/00242	Pull Pull	ide Valley, Amcott Way Fairy Grove Nursery, London	18	5					03															23 13		September 2013) OI. Charge not liable (App before	N/A				-
Retford	12/01312/FUL	Full	Road King Edward VI School, London Road	2						20															2		September 2013) CIL Charge not liable (App before September 2013)	N/A N/A				
Reford Reford	16/01777/FUL 16/01445/RES 19/01477/RES	Full Res Res	London Road  Kenitworth Nurseries, London Road  Land west of Tiln Lane	34 29 0	30 30	23 3 40	30	7																	87 62 167	£835,904 £454,608.88 £842,817.24 £12,523.20		£9,608.00 £7,332.40				
Retford Retford	18/00748/FUL 01/06/02280	Full	15-20 West Street Land at London Road	1	12					£12,503.20 £0						=									12	£12,523.20	OL Charge not liable (App before September 2013)	£1,043.60				
Reford	19/01537/FUL 16/00725/FUL	Full	21 Bridgegate Former Donner Tools (Walker & Sons), Shireceks Road	13	5											=									13		CIL Charge not liable	N/A				
Rhodesia		Full Res	Land south of Tylden Road Land north east of St Lukes School (Harron), Shirecaks	22 29	30	30	29																		111	£0 £246,442.50	Relief for full social housing	N/A £2,220.20				
Shirecaks	18/00648/RES	Res	Common Wood End Farm, Coach Roso	1 33	13	30	19																		46	£580,500.00 £241,563.43		£5,375.00 £5,251.30				
Styrrup/ Oldcotes Tuxford	IBIDOISSIPON ISIDIIESIRES	Res	Harworth House, Blyth Road Land at Ashvale Road Land at Gatelord Park (Barrat	0 16	35	35	16																		94 86	E0	Relief for social housing	N/A N/A				
Worksop Worksop Worksoo	16/01487/RES 16/01556/FUL 17/00033/RES	Res Full Res	S81 7RD) Land at Monmouth Road Land at Gateford Park (Jones	66 18 36	20	40	28																		86 18 144	£708,926.27 £0	Relief for social housing	£8,243.33 N/A				=
Worksop Worksop	18/00852/RES 19/01408/RES	Res Res	Homes) Thievesdale Phase 1 South of Gateford Road	10	20 30	15	30	30	30		30	16													45 198	£577,722.85 £32,675.13 £561,700.00		£4,011.96 £726.11 £2,836.81				
Worksop	20/00109/RES 20/00178/RES	Res	Phase 2: Land at Ashes Park (originally 750 dwellings) This was falls Phase 2	0	15	30	40	40	40	£495,565.33	40	40	31				£333,340.32								276	£828,945.65		£3,003.41				
Worksop Worksop	20/00/78/RES 17/00053/FUL 20/00/83/FUL	Full	(originally 750 dwellings) Thievesdale Phase 2 239 Sandy Lane Former Mansfield Hoslery, Raidord Road	0	10	22																			40 10 54	£158,799.11 £25,211.51 £124,154.46		£2,521.35 £2,299.36				F
Sites were a	full planning permis	ission - not	commenced							£6,108,606							6463,876.28						co		TOTAL							
Beckinghan Blyth	full planning permis (G/00077/FUL 19/00819/RES 19/01432/RES	Full Res	Commenced Rear of 1 to 29 Vicerage Lane Woodles 55 Bawty Road Land at Bawty Road		13	20	10			£352,114.71 £267,451.86	Ħ														33 10	£352,114.71 £267,451.86		£10,670.14 £26,745.11 £13,493.44				E
Carlton in			Land at Bawtry Road  Firbeck Colliery				30	30		£134,934.37 £50,794.69	30	30	30	30	30		£121,589.38	30	30	30	30	45.	687,814.55		400	£134,934.37		£13,493.44				
Lindrick	19/01137/RES (Tues 22 Sep 2020) 20/00312/NMA (Wed 08 April 2020)										~	~	~	~	~			~	~	~	~					£270,198.62	CIL liable but there is no full planning	£675.50				<u> </u>
Cuckney Harworth' Bircoles		Full	Welbeck Colliery, Budby Rose Essex Road		L-	30	30	30	5 30	£0 £60,537.76		H													65 120		CL liable but there is no full planning app in just yet.	TBD £671.15	L	Ы		$\vdash$
Harworth' Bircotes Hodstockt.	19/01280/FUL 20/00916/RES	Full	land at Common Lane  Land east of Doncaster Road			15	11	30	30	£20,002.30	30	30	30	15			267,497.30								26 165	£20,002.30		£769.32			_	F
angold Matterday Nether Langwith	16/01411/RES 16/01216/FUL	Res Full	Manor Farm, Breck Lane South of Portland Road				17																		17	£106,067.19 £138,137.27 £51,853.29		£8,125.72 £8,125.72				F
Nether Langwith North Leverton		-	South of Portland Road  Land south west of Orchard			20	4			£73,819.37															24	£73,819.37		£3,075.83				
Habblestho	19/00265/RES		Land south west of Orchard Lodge, Southgore Lane South of Ranskill Churchyard, Great North Road			10	5			£226,708.04															15	£225,708.04		£15,113.8:				-
Ranskill Retford	19/01653/FUL 18/01637/FUL		Chapeloste		21	10	10			£284,669.39 £26,570.89															20 21 10	£284,669.39 £26,570.89 £131,219.26		£14,233.4: £1,265.2i £13,121.9:				
Refford	18/00695/FUL 20/01477/Res	Full Full	Chunch of St Abans Rear of Kentworth Nurseries (Phase 2) North Road (Trinity Farm)			20	30	30	29		60	47					ro.								109	£1,196,346.20		£10,975.65				
Rhodesia	19/00852/FUL	Pull Pull	Phase 1 Land west of Queen Elizabeth Crescent	,		30	30	30	30	£280,001.23 £85,531.73	7	"					£96,333.41								127	£0.00 £296,334.64 £85,531.73	OL Exempt	N/A £2,333.34				
Sutton cum Lound	20/00497/RES	Res	Gate Cottage and land Lound Low Road				11	11	- 11																33	£312.905.07		19,481.9				
Walkeringh am Worksop	19/00945/RES 20/01575/COU	Res	Land south of Station Road Former Police Station, Potter Street			10 6	10	10		02						_									32 26	02	OL Exempt OL Exempt	N/A N/A				
				۰	34	198	306	231	225	£3,762,167.32	127	77	60	45	30	30	£205,420.09	30	20	30	30	10	E0		1493	TOTAL						
Outline Pla Beckinghs m			North East of Durham Road					10	9	E50,841.96															19	£50,841.96		£2,675.85				
m Beckingha m	17/00052/OUT 18/01491/RSB		South of Station Road South of Station Road						30 90	£80,276,78 £26,758,92	28						£74,925.00								58 10	£155,201.78 £26,758.92		£2,675.85 £2,675.85				
Beckinghs m	18/01585/RSB	Out	Land between Walkeringham Road and Vicarage Lane Harandh Colliery Scrools						20	£53.517.85	14														м	£90,980.35		£2,675.85				
Bircotes Harworth/ Bircotes	61/09/00052 19/00876/OUT	Out OutFull Hybrid Out	Harworth Colliery, Scrooby Road South of (CN11 EPS), Tickhill Road Land at Corner Farm					30 9	8 4		60 40	60 40	60 40	60 40	60 40	60 40	E963,321.43 E642,214.28	60 40	60 40	60 40	52 40	40	£535,178.57		682 489	£3.300.£33.60		£2,675.85 £2,675.85 £2,675.85				
Hayton Hodstock/L angold	19/01002/OUT 15/01605/OUT	Out	West of Doncaster Road						10	£26,758.92	9 30	30	30	30	30	30	£401,660.71	30	30	30	30		£321,507.14		19 300	£50,841.96 £802,767.85		£2,675.85				
and Mattersey Thorpe	20/00349/OUT		Land adjacent to Manor Farm Breck Lane						90	£26,758.92	15						640,138.39								25	£66,897.31		£2,675.85				
Ranskill Retford	17/01300/OUT 16/00363/OUT	Out	Land west of Great North Ros Former Reford Claks Primary School, Pennington Walk								10	20 18	2				£85,628.57 £74,925.00								32 28			£2,675.85				-
Refford	19/00785/OUT 15/00465/RSB	Out	Bracken Lane Land adj. 17 Durham Grove					30 10	30		11														71 10	£26,758.92		£2,675.85 £2,675.85 £2,675.85 £2,675.85				
Retford Walkeringh am	17/00353/OUT	Out	Longholme Road High Street Land south of Gateford Road					30	30 94	£160,553.57 £37,462.50															14	37462.5		£2,675.80				
Worksop Worksop	14/00213/OUT 14/00431/OUT 15/01477/OUT	Out Out				30	30	30	7			30	30	30	30 26	30		30	2				£85,628.57		182 56 97 2186	£487,012.50 £149,850.00 £259,561.61 £5,850,501.71		£2,675.86 £2,675.86 £2,675.86				
Proposed L	ocal Plan allocation	Draft LP	Minercroft (former allotment)	0	0	30	30	149	270	£1,228,234.77	227	190	162	190	196	160	£3,005,027.66	160	132	130	122	40	£1,562,721.42		2186	£5,850,501.71	Proposed for affordable housing -	£2,675.80				
Retford	LAA472	Allocation Draft LP Allocation Draft LP	Station Road North Road (Trinity Farm)						n 0	£13,379.46															5	£13,379.46	Relief for social housing Proposed to be Cit. liable	£2,675.81				
Retford Retford	LAA413	Allocation Draft LP	Phase 2						16	642,814.28	30			12	60	60	£80,276.78	60	60	53					305 46	£123,091.06	Proposed to be CIL liable	£2,675.85				
Retford Retford	LAA490 LAA127	Allocation Draft LP Allocation Draft LP	Former Elizabethan High Sichool Leafleld Former St. Michaels Care Home, Hallcroft Road Fairy Grove Nursery, London Road						20	£53,517.85	30	30	1												20 61	£53,517.85	Proposed to be CIL liable	£2,675.85				
Refford	LAA141, LAA276, LAA276	Allocation Draft LP Allocation Draft LP	Ollerton Road								30		30	30 90	30 90	30 90		20 90	90	90	90	90		50	200 890							
Tuxford Worksop		Draft LD									30	30	15	90	90	90		90		90	90				75 1080		Proposed to be CIL liable					
Worksop		Allocation	Ollerton Road, Land off Peaks Hill Farm Former Bassetiav Pupil Referal Centre Former Marion Primary						20	£53,517.85				au	JO.			90	<i>a</i> 0	e e	NO.				20	£53,517.85	Proposed to be CIL liable	£2,675.85				
Worksop	19/00399/FUL	Allocation Draft LP Allocation	School Radford Road (disused allotments						30	C40 (18 30		30													100							
Worksop Morion			Taibot Road Bassetaw Garden Wlage						- 65	£40,138.29 £203,367.83						50	£203,367.83	90	90	90	90	90	£203.367.83	90	15 590 3014		Proposed to be CIL liable	£2,675.85				
Neighbourh Slyth	NP Policy 6		planning permission		-		•		20	1,203,367.83	270	3	2.5	230	245			290	210	zrů	210				ss							E
Blyth Carlton in Lin4444	NP Policy 4	NP alloc	North of Relford Road East of Bawky Road Land at Highfield House	Ħ					2 90		H				=										3 2 10	£8,027.68 £5,351.78 £26,758.92		£2,675.85 £2,675.85 £2,675.85				F
Cuckney	NP Policy 1 NP Policy 13	NP alloc NP alloc	Broad Gores Former Depot Site						20 15	£53,517.85 £40,138.39	15														38 15	£40,138.39		£2,675.85 £2,675.85				
Cuckney	NP Policy 14 NP Policy 15	NP alloc	Land south of Creawell Road Former allotment site Lady Margaret Creacent, Norion						50 6	£26,758.92 £16,055.36															10 6	£26,758.92 £16,055.36		£2,675.85 £2,675.85				E
	NP Policy 6		Yew Tree Road						4 20	£10,703.57 £53,517.85	19				_										4 39	£10,703.57 £104,359.81		£2,675.86 £2,675.86				
and Mattersey Thomas	NP Policy 9	NP alloc	West of Main Street		L	L	L	Ш	c	£16,055.36															6	£16,055.36		£2,675.80				
Materion Materion	NP Policy 5 NP Policy 6 NP Policy 8	NP alloc	Land at White House Farm Land south of Meadow Drive						11		10	20	8												50 30 11	£101,683.93		£2,675.86		H		F
Materion	NP Policy 9	NP alloc	Land east of Grange Drive Land north of Fox Covert Lan						10		20 10	17 20	8												47 36	£125,766.95		£2,675.80 £2,675.80				E
Rampton and Woodbeck	Draft NP Policy	Draft NP Policy	Land south of Refford Road										9		П		£24,083.03								9	£24,083.03		£2,675.81				
Rampton and Woodbeck	Draft NP Policy	_											11				£29,434.82								11							
Sutton cum	NP Policy 4	NP alloc	Land south of Lound Low Ros		L	L	L				11						£21,434.82								11	£29,434.82 £29,434.82		£2,675.85 £2,675.85	L			
Walkeringh am Walkeringh am	NP Policy 8 NP Policy 9	NP alloc	Land at The Laurels, Station Road Land south of Kilmeaden, West Moor Road		H	H		Н			Н		3		-1		E8,027.68 E8,027.68	Н							3	£8,027.68		£2,675.85				⊨
Walkeringh am	NP Policy 9	NP alloc	West Moor Road Land north of Fountain Hill Road Land north and south of Fountain Hill Road										3 6				£8,027.68 £16,056.36								3	£8,027.68		£2,675.85				
Walkeringh	NP Policy 13	NP alloc	Fountain HIII Road  Land east of Brickhole Lane  Land east of Stockwith Road										12	12			£32,110.71								12	£32,110.71		£2,675.85				
			Land east of Stockwith Road  West of High Street  Land adjacent to South Moor  Lodge											12			£32,110.71 £32,110.71								12	1.52,110.71		£2,675.85				
Walkeringh am	NP Policy 15		NP Allocation Annual Total		0			۰	137	£313,079.42		80	73	15 30	۰	0	£40,138.39 £612,779.44		0	0	0	0			15 467	£40,139.39		£2,675.85				
Walkeringh arm Walkeringh arm	own Centre DPD		d on current windfall comple	0 stions)	0	۰	13	32	20		25					40		40		•		105		103	725							E
Walkeringh am Walkeringh am Worksop To Worksop Expected w	vindfall housing deli	Svery (base		Outline Plans	ning Permis		Local Plan			hood Plan Alloca			100 in Centre 712		100	100		100 620	100 572		103	100		100	1300							F
Walkeringh am. Worksop To Worksop Expected w All areas Total house		Windfall for sites with			667	674	642	529	200		957											- 200										-
Walkeringh am Warksop To Worksop To Worksop Expected w All total Annual Total	vindfall housing dell Windfall ing delivery on Majo	Windfall for sites with P and alloca	ations)	619 156 775					966 143 1100		957 957	834	712	564	506			62%	572	503	601	485			874							₩
Walkeringh am Warksop To Worksop To Worksop Expected w All total Annual Total	vindfall housing deli Windfall ing delivery on Majo als (Full, Outline PP	Windfall for sites with P and alloca	ations)	619				529 143 672	966 143 1102		957 957	831	712	664	596	597		620	572 Housing req Housing 5	589 589 Quirement 20 pply 2020 to	603 603 020 to 2037 o 2037	465			874 12198 10047							
Walkeringh am Walkeringh am Worksop T Worksop Expected w All assiss Total housi Annual Tot	vindfall housing deli Windfall ing delivery on Majo als (Full, Outline PP	Windfall for sites with P and alloca	ations)	619				529 143 672	900 143 1103	[116]640	957	831	712	664	596	597	\$4.490.43°	620	572 Housing req Housing Su Buffer	503 503 Quirement 20 pply 2020 to	603 603 020 to 2037 0 2037	455	£1.766.009.25		874 12198							

## **Appendix 2: Infrastructure Schedule per Allocation Site**

Process   Proc	Site HS1	L: Peaks Hill Farm	ı, Wo	rksop									Phasin	\$	
March   Company   Decision   Company   Decision   Company   Decision   Deci	nfrastructure ype	Infrastructure Item	Location	Priority	Delivery Partner	mechanism	Total cost	Joint project			contribution by				Notes
Part	lucation, condary		Farm,	Essential	NCC/Developer		?		C	3,952,913			Υ	Υ	Cost identified by NCC based on the NCC Planning Obligations Strategy. 1020 generates 163 secondary school places © 242,51 per place. Part of overall cost from other Worksop site allocations. Total cost of sort to be agreed with NCC. Provision of approximately sch will be required to deliver 2 form entry (330 place) sch
Lange Control	ealthcare, GP rgeries	increasing primary healthcare	Worksop	Essential	CCG/Developer	\$106	658,800	N/A	C	658,800	658,800		Υ	Υ	Specific projects and timescales for new infrastructure project have not yet been identified by CCG. The HUDI model and standard NHS floor space requirements for primary health care facilities generate the amount of
Line with the Land state services of the Purples of the Community (services)   Purple of the Community (services)   Purp	ealthcare, assetlaw ospital	increasing acute healthcare capacity in the area	Hospital, Worksop	Essential	Doncaster NHS		74,520		(	74,520	74,520		Y	Y	generate a cost per dwelling based on the future expansion of the population. £610 per dwelling + £69 dwelling for acute care
State of Commontal Control of Commontal Control of Cont	oorts facilities	Provision of sports facilities on site		Necessary	Developer	\$106	?	N/A	(	) ?	?		Y	Y	Cost unknown at this stage. Provision will be required line with the latest versions of the Playing Pitch Stratej and Built Sports Facilities Strategy & to reflect dual use facilities provided at the secondary school/community control for its rubbert to change.
The windows of differency fally upge can in Possibility (1995) and the fall factors and the fall fall fall fall fall fall fall fal	ommunity	Provision of a community centre on		Necessary	Developer	S106	?	N/A	(	?	?		Υ	Υ	
The provision of multifunctional open Pass 1918 Merce savery developer open provision of a failulation of Sala Significant New 2010. Standard SEC committee of Sala Significant New 2010. Stand	entre reen frastructure		Peaks Hill	Necessary	Developer		230,000	N/A	(	230,000	N/A		Υ	Υ	Standard BDC costs of provision are £150,000 for a NE & £80,000 for a LEAP. Based on BDC open space
Processor of Extended Security Communication Control (Communication Control (Control (Con	reen frastructure			Necessary	Developer		356,250	N/A	(	356,250	N/A		Y	Y	Provision of 7.6ha open space on site. Based on BDC of space standards, Nov 2020. Standard BDC costs of
Unable Contribution towards recreated and provided of trees to contribute to perform plan for the confirment	ireen nfrastructure	Provision of allotment space		Desirable	Developer		10,000	N/A	(	10,000	N/A		Υ	Υ	ased on BDC open space standards, Nov 2020. Provisio of 10 plot allotment site on site. Standard BDC costs at
port, port of makes were distributor. Peasls till sciential of eveloper with coad by the developer prof. The ABO 10 the BBOS 5 pt. Peasls till sciential of eveloper prof. Peasls till sciential profession and eveloper prof. Peasls till sciential profession profession profession and eveloper prof. Peasls till sciential profession profession profession profession profession profession professio	ireen nfrastructure			Essential		\$106	?	Yes	(	510,000	510,000		Y	Y	Based on indicative cost within draft mitigation strateg of £500 per dwelling. Cost to be confirmed following more detailed work with National Trust and Natural
port, provision of an east west distriction. Peaks Hill Scientist Developer Direct delivery \$8,800,000 N/A O 8,000,000 N/A V Y Deret delivery of a more in kin and by the developer in provision of an east west distriction. Peaks Hill Scientist No. Company of the place of the pla	reen			Desirable	BDC/Developer		108,000	N/A	(	108,000	N/A		Υ	Υ	Standard BDC cost of £100 per dwelling. To be provide
improvement to 8605 8 light no. 2007. Rodulf amounts flacing to the Section of Improvement to be agreed control of the Section of Improvement to be agreed control of the Section of Improvement to be agreed control of the Section of Improvement to be agreed control of the Section of Improvement to the Sect	ransport, ighways	Provision of an east-west distributor road and public transport corridor	Peaks Hill	Essential	Developer	Direct delivery by	8,000,000	N/A	(	8,000,000	N/A		Y	Y	on site.  Direct delivery of a new link road by the developer.  Required to open up the site, then phased alongside e stage of development, through agreement with NCC.
contribution towards the minor of the device of the foliage of the special process of the foliage of	ransport, ighways	improvement to B6045 Blyth	Worksop	Essential	NCC/Developer	S278/S106	100,000	N/A	(	100,000	100,000		Υ	Υ	Project identification and indicative cost identified through the Bassetlaw Transport Study 2022. Technics specification and improvements to be agreed with NC
Contribution to improve the MAZ (Mark Ave Ave Ad) Filtrage Ave Ave Ad Filtrage Ave Ave Ad Filtrage Ave Ave Ad Filtrage Ave Ave Ave Ave Ave Ave Ave Ave Ave Av	ransport, ighways	improvement of the	Worksop	Essential	NCC/Developer	S278/S106	100,000	N/A	(	100,000	100,000		Y	Y	Project identification and indicative cost identified through the Bassetlaw Transport Study 2022. Technical specification and improvements to be agreed with NC
Contribution to improve the A60 pages.  Morrisold field and A619 junction to improve the A60 pages.  Morrisold field and A619 junction to improve the A60 pages.  Morrisold field and A619 junction to improve the A60 pages.  Morrisold field and A619 junction to improve the A60 pages.  Morrisold field field and A619 junction to the great pages.  Morrisold field	ransport, ighways	A57/Claylands Ave/A60/Shireoaks	Worksop	Essential	NCC/Developer	S278/S106	1,077,190	Y	C	380,000	380,000		Υ	Y	Project identification and indicative cost identified through the Bassetlaw Transport Study 2022. Technical specification and improvements to be agreed with NC
Any additional improvement to allow profit port, and provided by a service through the port port, port	ransport, ighways		Worksop	Essential	NCC/Developer	S278/S106	3,230,000	Y	(	910,000	910,000		Y	Y	Project identification and indicative cost identified through the Bassetlaw Transport Study 2022. Technical specification and improvements to be agreed with NC
port, put site where the AGD and the BGOS port of the Season of the Seas	ransport, nighways	highways infrastructure required to	Worksop	Essential	NCC/Developer	S278/S106	TBC	N/A	(	ТВС	TBC		Y	Y	This is subject to change depending on the developers
and developer port, port	ransport, public ransport	Extended bus service through the		Essential	NCC/Operators	\$106	1,548,400	N/A	C	1,548,400	1,548,400		Y	Y	Costs based on NCC's Public Transport Planning Obligations Funding Guidance, Jan 2020 and are per vehicle per annum for a 7 day operation. It assumes pump priming two buses through the site over an 8 ye period at £150,000 for 3 years, £80,000 for 2 years, £40,000 for 2 years and £20,000 thereafter. It assumed additional provision of sik bus stops & associated infrastructure @ £21,400 per pair. The level and durat of subsidisation to be agreed with NCC Local Highways
port, any additional sustainable transport peaks Hill ng/cycling demand management measures) required to walking/cycling/demand management measures) required to walking/cycli	ransport,			Necessary	Developer		375,000	N/A	(	375,000	N/A		Υ	Υ	Based on indicative cost of 250,000 per km for a cycle
bring forward the site  Water management upgrades  Water management infrastructure and/or treatment upgrades  Farm  Northern  Northern  Powergrid/Developer  Planning condition  TBC  TBC  TBC  TBC  TBC  TBC  TBC  TB	ransport, valking/cycling	Any additional sustainable transport upgrades (including for walking/cycling/demand	Peaks Hill	Necessary	NCC/Developer		TBC	N/A	C	тво	TBC		Υ	Y	To be confirmed following further more detailed work the developers Transport Assessment/Travel Plan, and
water management infrastructure Pasks Hill Essential Severn   Planning condition   TBC   TBC   TBC   N/A   Y   Supply upgrades that may be needed.   Tent/Developer   Planning condition   TBC   TBC   TBC   N/A   Y   Supply upgrades that may be needed.   Tent/Developer   Tent/Developer   Planning condition   TBC   TBC   TBC   N/A   Y   This is a prerequisite of development and is father than the developer's build costs. Costs for and where relevant off-site system   Planning condition   TBC   TB	Itilities	bring forward the site Waste water management infrastructure and/or treatment		Essential		Planning condition	TBC	TBC	(	) TBC	N/A		Υ	Y	This is a prerequisite of development and is factored in the developer's build costs. More detailed modelling consultation with Severn Trent will be required to
es All necessary improvements to allow Connections to the electricity connections to the deceptor shuther for the connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off-site system  Essential  Planning condition  Planning condition  TBC  TBC  TBC  TBC  TBC  TBC  TBC  TB	tilities			Essential		Planning condition	TBC	TBC	(	ТВС	N/A		Υ	Υ	
reinforcement  so All necessary improvements to allow Connections to the digital Farm Openreach/Develo per Stock eveloper contributions required from site  1.0 Connections to the digital Farm Openreach/Develo per Stock eveloper or the digital openreach/Developer or the digital openreach/De	tilities	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and	Peaks Hill	Essential	Northern	Planning condition	TBC	ТВС	C	) TBC	N/A		Y	Y	This is a prerequisite of development and is factored the developer's build costs. Costs for any necessary improvement to be apportioned between the develop and the Distribution Network Operator in accordance
reinforcement  \$106 developer contributions required from site \$£8,234,633.00	tilities	reinforcement All necessary improvements to allow connections to the digital infrastructure network, likely to include on-site infrastructure and		Essential	Openreach/Develo	Planning condition	TBC	ТВС	C	D TBC	N/A		Y	Y	agreed with the industry regulator More detailed modelling and consultation with BT Openreach will be required to determine the scale ar timing of the digital infrastructure upgrades that may
	otal S106 devel	reinforcement									£8,234,633 nn				
				d							1080	İ			
st per dwelling £7,624.66	0	st per dwelling									£7,624.66				

Site HS2:	Infrastructure Item	Location	Priority	Delivery Partner	Potential Funding	Total cost	Joint project	Funding	Funding	Likely S106	1-5	6-10	11-15	Notes
ype			,		mechanism (S106/other)			received	gap	contribution by 2038	years	years	years	
ducation, econdary	Non-specific contribution towards increasing secondary school capacity in the area	Worksop	Essential	NCC/Developer	CIL	72,753	Yes - with HS1, HS3-HS5		72,753	N/A	١	1		Specific projects and timescales have not yet been identified by NCC. Per site cost based of the contributions outlined in the NCC Planning Obligations Strategy. 3 secondary school places @ £24,251 per place
lealthcare, GP urgeries	Non-specific contribution towards increasing healthcare capacity in the area	Worksop	Necessary	CCG/Developer	S106	12,200	N/A	(	12,200	12,200	١	1		Specific projects and timescales have not yet been identified by CCG/Trust. The HUDU model and standard NHS floor space
Healthcare, Bassetlaw Hospital	Non-specific contribution towards increasing healthcare capacity in the area	Worksop	Necessary	Bassetlaw & Doncaster NHS Trust/Developer	S106	1380	N/A		1380	1380	١			requirements for primary health care facilitie generate the amount of clinical space required per dwelling. Standard NHS costs generate a cost per dwelling based on the future expansion of the population. £610 per dwelling a £60 per dwelling for acute care.
Green nfrastructure	Contribution towards improving multifunctional open space in the area	The Canch, Worksop	Desirable	BDC/Developer	\$106	3,515	N/A	(	3,515	3,515	١			Based on BDC open space standards, Nov 2020. Standard BDC costs of £50,000 per 10.000sgm.
Green nfrastructure	Contribution towards recreational avoidance mitigation strategy	Clumber Park	Essential	National Trust/Developer	\$106	?	Yes		10,000	10,000	١			Based on indicative cost within draft mitigation strategy of £500 per dwelling. Cos to be confirmed following more detailed wor with National Trust and Natural England.
Green nfrastructure	Provision of trees to contribute to carbon offsetting	Worksop	Desirable	BDC/Developer	\$106	2,000	N/A		2,000	2,000	١	1		Standard BDC cost of £100 per dwelling
Transport, walking/cycling	New pedestrian footway connecting the site to Newgate Street	Bassetlaw Pupil Referral Centre	Essential	Developer	Direct delivery by developer	TBC	N/A		твс	N/A	١	(		This is a prerequisite of development and is factored into the developer's build costs. Provision will be secured through discussion with the Local Highway Authority.
Fransport	Any additional highways, sustainable transport upgrades required to bring forward the development	Bassetlaw Pupil Referral Centre	Essential	NCC/Developer	S278/S106	TBC	N/A	(	твс	TBC	١	,		To be confirmed following further more detailed work in the developers Transport Assessment/Travel Plan, and in discussion with NCC and BDC.
Jtilities	Waste water management infrastructure and/or treatment upgrades	Bassetlaw Pupil Referral Centre	Essential	Severn Trent/Developer	Planning condition	TBC	N/A		твс твс	N/A	١	1		This is a prerequisite of development and is factored into the developer's build costs.  More detailed modelling and consultation with Severn Trent will be required to
Jtilities	Water management infrastructure and/or treatment upgrades	Bassetlaw Pupil Referral Centre	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	(	твс твс	N/A	١	′		determine the scale and timing of the waste water/water supply upgrades that may be needed.
Jtilities	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant offi-site system reinforcement	Bassetlaw Pupil Referral Centre	Essential	Western Power Distribution/Dev eloper	Planning condition	TBC	TBC		о твс	N/A	`	(		This is a prerequisite of development and is factored into the developer's build costs. Costs for any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator.
Jtilities	All necessary improvements to allow connections to the digital infrastructure network, likely to include on-site infrastructure and where relevant off-site system reinforcement		Essential	BT Openreach/Deve loper	Planning condition	TBC	ТВС	(	D TBC	N/A	١	,		regulator. More detailed modelling and consultation with BT Openreach will be required to determine the scale and timing of the digital infrastructure upgrades that may be needed.
	per contributions required from sit ngs allocated in the Local Plan	е								£29,095.00				

Infrastructure	Infrastructure Item	Location	Priority	Delivery Partner	Potential Funding	Total cost	Joint	Funding	Funding	Likely S106	1-5	6-10	11-15	Notes
уре					mechanism (S106/other)		project	received	gap	contribution by 2038	years	years	years	
Education, secondary	Non-specific contribution towards increasing secondary school capacity in the area	Worksop	Essential	NCC/Developer	S106	460,769	Yes - with HS1-HS2, HS4-HS5	C	460,769	460,769		Y		Specific projects and timescales have not yet been identified by NCC. Per site cost based on the contributions outlined in the NCC Planning Obligations Strategy. 3 secondary school places @ £24,251 per place
Healthcare, GP surgeries	Non-specific contribution towards increasing primary healthcare capacity in the area	Worksop	Necessary	CCG/Developer	\$106	73,200	N/A	C	73,200	73,200		4		Specific projects and timescales have not yet been identified by CCG/Trust. The HUDU model and standard NHS floor space requirements for primary health care
Healthcare, Bassetlaw Hospital	Non-specific contribution towards increasing acute healthcare capacity in the area	Bassetlaw Hospital, Worksop	Necessary	Bassetlaw & Doncaster NHS Trust/Developer	S106	8,280	N/A	C	8,280	8,280		Y		facilities generate the amount of clinical space required per dwelling. Standard NH: costs generate a cost per dwelling based on the future expansion of the population £610 per dwelling + £69 per dwelling for acute care
Green infrastructure	Contribution towards recreational avoidance mitigation strategy	Clumber Park	Essential	National Trust/Developer	S106	?	Yes	C	60,000	60,000		Y		Based on indicative cost within draft mitigation strategy of £500 per dwelling. Cost to be confirmed following more detailed work with National Trust and
Green infrastructure	Provision of trees to contribute to carbon offsetting	Worksop	Desirable	BDC/Developer	S106	12,300	N/A	C	12,300	12,300		Y		Standard BDC cost of £100 per dwelling
Transport, walking/cycling	New pedestrian footway/cycle access through the site to Furnival Street	Radford Street	Essential	Developer	Direct delivery by developer	TBC	N/A	C	) TBC	N/A		Y		This is a prerequisite of development and is factored into the developer's build costs Provision will be secured through discussion with the Local Highway Authority
Transport	Any additional highways, sustainable transport upgrades required to bring forward the development	Radford Street	Essential	NCC/Developer	S278/S106	TBC	N/A	C	TBC	TBC		4		To be confirmed following further more detailed work in the developers Transport Assessment/Travel Plan, and in discussion with NCC and BDC.
Utilities	Waste water management infrastructure and/or treatment upgrades	Radford Street	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	C	) TBC	N/A		Y		This is a prerequisite of development and is factored into the developer's build costs More detailed modelling and consultation
Utilities	Water management infrastructure and/or treatment upgrades	Radford Street	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	C	) TBC	N/A		Ý		with Severn Trent will be required to determine the scale and timing of the waste water/water supply upgrades that
Utilities	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off-site system reinforcement	Radford Street	Essential	Western Power Distribution/Deve loper	Planning condition	ТВС	ТВС	C	ТВС	N/A		1		This is a prerequisite of development and is factored into the developer's build costs Costs for any necessary improvement to b apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator
Utilities	All necessary improvements to allow connections to the digital infrastructure network, likely to include on-site infrastructure and where relevant off-site system reinforcement	Radford Street	Essential	BT Openreach/Devel oper	Planning condition	TBC	TBC	C	ТВС	N/A	,	1		More detailed modelling and consultation with BT Openreach will be required to determine the scale and timing of the digital infrastructure upgrades that may b needed.
Total S106 develo	per contributions required from sit	te		ı						£614,549.00		1		

Infractructure	Infrastructure Item	Location	Priority	Delivery Partner	Potential Funding	Total cost	Joint project	Funding	Funding	Likely S106	1-5	6-10	11-15	Notes
Гуре	imrastructure item		Priority	Delivery Partner	mechanism (S106/other)	Total cost	Joint project	received	gap	contribution by 2038	years	years	years	Notes
Education, secondary	Non-specific contribution towards increasing secondary school capacity in the area	Worksop	Essential	NCC/Developer	S106	388,016	Yes, with HS1 HS3, HS5	· (	388,016	388,016	١	,		Specific projects and timescales have n yet been identified by NCC. Per site cos based on the contributions outlined in the NCC Planning Obligations Strategy. If secondary school places @ £24,251 per place.
Healthcare, GP Surgeries	Non-specific contribution towards increasing healthcare capacity in the area	Worksop	Necessary	CCG/Developer	\$106	61,000	N/A	. c	61,000	61,000	١	r		Specific projects and timescales have r yet been identified by CCG/Trust. The HUDU model and standard NHS floor space requirements for primary health
Healthcare, Bassetlaw Hospital	Non-specific contribution towards increasing healthcare capacity in the area	Bassetlaw Hospital, Worksop	Necessary	Bassetlaw & Doncaster NHS Trust/Developer	S106	6,900	N/A		6,900	6,900	,	1		care facilities generate the amount of clinical space required per dwelling. Standard NHS costs generate a cost per dwelling based on the future expansior of the population. £610 per dwelling +
Green nfrastructure	Provision of multifunctional open space on site	Former Manton Primary School	Essential	Developer	Direct delivery by developer	59,375	N/A		33,373	N/A	,	(		Provision of 1.15ha of open space on si (inc. retention of on site 0.7ha open space) based on BDC open space standards, Nov 2020. Standard BDC cos of 550.000 per 10.000 sgm.
Green nfrastructure	Contribution towards recreational avoidance mitigation strategy	Clumber Park	Essential	National Trust/Developer	S106	?	Yes	C	50,000	50,000	١	(		Based on indicative cost within draft mitigation strategy of £500 per dwellin Cost to be confirmed following more detailed work with National Trust and Natural England
Green nfrastructure	Provision of trees to contribute to carbon offsetting	Worksop	Desirable	BDC/Developer	S106	10,000	N/A		10,000	10,000	١			Standard BDC cost of £100 per dwelling
Sports facilities	Contribution to playing pitch provision in the area	Worksop	Essential	BDC/Developer	\$106	240,000	N/A	. c	240,000	240,000	,			Youth pitch costs based on Sport Engla Facilities Costs Update Q22021 of £80,000 per pitch. Provision will be agreed to reflect the requirements in til latest Bassetlaw Playing Pitch Strategy is subject to change
Transport, walking/cyclin	New pedestrian footway/cycle access between Kingston Road and South Avenue	Manton School	Essential	Developer	Direct delivery by developer	TBC	N/A	C	твс твс	N/A	١	,		This is a prerequisite of development a is factored into the developer's build costs. Provision will be secured throug discussion with the Local Highway Authority
Transport	Any additional highways, sustainable transport upgrades required to bring forward the development	Manton School	Essential	NCC/Developer	\$278/\$106	TBC	N/A	C	) TBC	TBC	١	,		To be confirmed following further mor detailed work in the developers Transport Assessment/Travel Plan, and in discussion with NCC and BDC.
Jtilities, waste water	Waste water management infrastructure and/or	Manton School	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	C	TBC	N/A	,			This is a prerequisite of development a is factored into the developer's build costs. More detailed modelling and
Jtilities, water	treatment upgrades Water management infrastructure and/or treatment upgrades	Manton School	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	C	TBC	N/A	,			consultation with Severn Trent will be required to determine the scale and
Utilities	All necessary improvements to allow connections to the electricity transmission network, likely to include onsite infrastructure and where relevant off-site system reinforcement	Manton School	Essential	Western Power Distribution/Dev eloper	Planning condition	ТВС	ТВС	C	твс	N/A	,			Imino of the wasta watar funds running in a factored into the developer's build costs. Costs for any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with
Utilities	All necessary improvements to allow connections to the digital infrastructure network, likely to include onsite infrastructure and where relevant off-site system reinforcement	Manton School	Essential	BT Openreach/Devel oper	Planning condition	TBC	TBC	C	твс	N/A	,	i		More detailed modelling and consultation with BT Openreach will be required to determine the scale and timing of the digital infrastructure upgrades that may be needed.
	eloper contributions required									£755,916.00				
	ellings allocated in the Local P									100				

Infrastructure Type	Infrastructure Item	Location	Priority	Delivery Partner	Potential Funding mechanism	Total cost	Joint project	Funding received	Funding gap	Likely S106 contribution by 2038	1-5 years	6-10 years	11-15 years	Notes
Education, secondary	Non-specific contribution towards increasing secondary school capacity in the area	Worksop	Essential	NCC/Developer	(S106/other)	48,502	Yes, with HS1-HS4	(	0 48,502	N/A		7		Specific projects and timescales have not yet been identified by NCC. Per site cost based or the contributions outlined in the NCC Plannin Obligations Strategy. 2 secondary school places @ £24,251 per place
Healthcare, GP surgeries	Non-specific contribution towards increasing primary healthcare capacity in the	Worksop	Necessary	CCG/Developer	\$106	9,150	N/A	(	0 61,000	9,150		Y		Specific projects and timescales have not yet been identified by CCG/Trust. The HUDU model and standard NHS floor space requirements for primary health care facilitie:
Healthcare, Bassetlaw Hospital	Non-specific contribution towards increasing acute healthcare capacity in the area	Bassetlaw Hospital, Worksop	Necessary	Bassetlaw & Doncaster NHS Trust/Developer	\$106	1,035	N/A	(	0 6,900	1,035		Y		requirements to primary nearth care ractinues generate the amount of clinical space require per dwelling. Standard NHS costs generate a cost per dwelling based on the future expansion of the population. £610 per dwelling + £69 per dwelling for acute care
Green infrastructure	Contribution towards improving the multifunctionality of open space in the area	Talbot Road	Essential	NCC/Developer	\$106	24,999	N/A	(	0 59,375	24,999		1		Contribution in lieu of loss of 0.44ha open space on site & that required to mitigate impacts from new development in accordance with BDC open space standards Nov 2020. Standard BDC costs of £50,000 per 10.000scm.
Green infrastructure	Contribution towards recreational avoidance mitigation strategy	Clumber Park	Essential	National Trust/Developer	\$106	?	Yes	(	0 7,500	7,500		Y		Based on indicative cost within draft mitigation strategy of £500 per dwelling. Cost to be confirmed following more detailed work with National Trust and Natural England.
Green infrastructure	Provision of trees to contribute to carbon offsetting	Worksop	Desirable	BDC/Developer	\$106	1,500	N/A	(	0 10,000	1,500	,	Y		Standard BDC cost of £100 per dwelling
Transport, highways	from Talbot Road and Lincoln Road	Talbot Road	Essential	Developer	Direct delivery by developer	TBC	N/A	(	0 240,000	N/A		Y		This is a prerequisite of development and is factored into the developer's build costs.  Provision will be secured through discussion
Transport, walking/cycling	New pedestrian footway/cycle connecting Talbot Road and Lincoln Road	Talbot Road	Essential	Developer	Direct delivery by developer	TBC	N/A		0 тво	N/A		Y		with the Local Highway Authority.
Transport	Any additional highways,	Talbot Road	Essential	NCC/Developer	\$278/\$106	TBC	N/A	(	O TBC	ТВС		Y		To be confirmed following further more detailed work in the developers Transport Assessment/Travel Plan, and in discussion wit NCC and BDC.
Utilities	Waste water management infrastructure and/or treatment upgrades	Talbot Road	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	(	0 ТВС	N/A		Y		This is a prerequisite of development and is factored into the developer's build costs. Mor detailed modelling and consultation with Severn Trent will be required to determine the
Utilities	Water management infrastructure and/or treatment upgrades	Talbot Road	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	(	O TBC	N/A		Y		scale and timing of the waste water/water supply upgrades that may be needed.
Jtilities		Talbot Road	Essential	Western Power Distribution/Deve loper	Planning condition	TBC	TBC	(	0 ТВС	N/A		Y		This is a prerequisite of development and is factored into the developer's build costs. Cost for any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry
Utilities		Talbot Road	Essential	BT Openreach/Devel oper	Planning condition	TBC	TBC	(	0 ТВС	N/A		7		More detailed modelling and consultation wit BT Openreach will be required to determine the scale and timing of the digital infrastructure upgrades that may be needed.
	oper contributions required fro ings allocated in the Local Plan	m site		ľ		1	1			£44,184.00		T.		

	: Trinity Farm, I	Retford	d									Phasing		
Infrastructure Type	Infrastructure Item	Location	Priority	Delivery Partner	Potential Funding mechanism (S106/other)	Total cost	Joint project	Funding received	Funding gap	Likely S106 contribution by 2038	1-5 years	6-10 years	11-15 years	Notes
Healthcare, GP surgeries	Non-specific contribution towards increasing primary healthcare capacity in the area	Retford	Necessary	CCG/Developer	\$106	186,050	N/A	0	186,050	186,050	0		Y Y	Specific projects and timescales have not yet been identified by CCG/Trust. The HUDU model and standard NHS floor space requirements for primary health care facilities generate the amount of clinica
Healthcare, Bassetlaw Hospital	Non-specific contribution towards increasing acute healthcare capacity in the area	Bassetlaw Hospital, Worksop	Necessary	Bassetlaw & Doncaster NHS Trust/Developer	\$106	21,045	5 N/A	0	21,045	5 21,045			Υ ١	space required per dwelling. Standard NHS costs generate a cost per dwelling based on the future expansion of the population. £610 per dwelling + £69 per dwelling for acute care
Green infrastructure	Provision of children's play space on site	Trinity Farm	Necessary	Developer	Direct delivery by developer	150,000	N/A	0	150,000	D N/A			Υ ١	/ Based on BDC open space standards, Nov 2020. Standard BDC costs of provision are £150,000 for a
Green infrastructure	Provision of multifunctional open space on site	Trinity Farm	Necessary	Developer	Direct delivery by developer	75,000	N/A	0	75,000	) N/A			Υ ١	NEAP.  / Provision of 1.5ha open space on site. Based on BDC open space standards, Nov 2020. Standard BDC costs of £50,000 per 10,000sqm.
Green infrastructure	Provision of allotment space	Trinity Farm	Necessary	Developer	Direct delivery by developer	10,000	N/A	0	10,000	D N/A			Υ ١	BDC costs at £10,000 per 10,000sqm.  Provision of 10 plot allotment site on site. Standard BDC costs at £10,000 per site. Based on BDC open space standards, Nov 2020.
Green infrastructure	Contribution towards recreational avoidance mitigation strategy	Clumber Park	Essential	National Trust/Developer	S106	1	Yes	O	152,500	152,500	)		Υ ١	Based on indicative cost within draft mitigation strategy of £500 per dwelling. Cost to be confirmed following more detailed work with National Trust
Green infrastructure	Provision of trees to contribute to carbon	Retford	Desirable	BDC/Developer	S106	30,500	N/A	O	30,500	30,500	)		Υ ١	and Natural England  / Standard BDC cost of £100 per dwelling
Flood	offsetting Provision of strategic flood	Trinity	Essential	Developer	Direct delivery by	TBC	N/A	0	) TBC	N/A			r 1	Project identification required through the
management	management scheme on site	Farm			developer									Bassetlaw Strategic Flood Risk Assessment Level 2021. Technical specification and improvements to be agreed with Environment Agency & LLFA.
Transport, highways	Contribution towards improvements at A620	Retford	Essential	NCC/Developer	S278/S106	2,150,000	) Y	C	150,000	150,000			٧ ١	Project identification and indicative cost identified through the Retford Transport Assessment 2021.
	Babworth Road/B6420 Mansfield Road/A620 Straight Mile /Sutton Jane													Technical specification and improvements to be agreed with NCC Local Highways Authority.
Transport, highways	Contribution towards improvements at London Road/Whinney Moor	Retford	Essential	NCC/Developer	S278/S106	220,000	) ү	d	50,000	110,000	0		Y	
Transport, highways	Lane/Bracken Lane Contribution towards improvements at London	Retford	Essential	NCC/Developer	S278/S106	1,080,000	) ү	0	110,000	50,000	)		γ γ	1
Transport, highways	Road/Whitehouses Contribution towards improvements at A620	Retford	Essential	NCC/Developer	S278/S106	1,080,000	) Y	0	130,000	130,000	)		γ ١	1
	Babworth Road/Ordsall Road													
Transport	Any additional highways, sustainable transport upgrades required to bring forward the development	Retford	Essential	NCC/Developer	S278/S106	TBC	N/A	. a	тво	ТВС			,	To be confirmed following further more detailed work in the developers Transport Assessment/Travel Plan, and in discussion with NCC and BDC.
Transport, public transport		Trinity Farm	Necessary	NCC/Operators/ Developer	S106	1,505,600	D N/A	O	1,505,600	1,505,600			Y	Costs based on NCC's Public Transport Planning Obligations Funding Guidance, Jan 2020 and are per wehicle per annum for a 7 day operation. It assume pump priming two buses through the site over an 8 year period at £150,000 for 3 years, £80,000 for 2 years, £40,000 for 2 years and £20,000 threeafter. I assumes an additional provision for brus stops & associated infrastructure @ £21,400 per pair. The level and duration of subsidisation to be agreed with NCC Local Highways Authority
Transport, public transport	Contributions to improved level crossing safety measures	Botany Bay level crossing	Essential	NCC/Network Rail/Developer	S106	1	N/A	0		?				Mitigation may be required following more detailed assessment of the impact on the Botany Bay crossing through the Transport Assessment.
Transport, walking/cycling	New footway along North Road	Trinity Farm	Essential	Developer	Direct delivery by developer	TBC	N/A	. a	) TBC	N/A			1	This is a prerequisite of development and is factored into the developer's build costs. Provision will be secured through discussion with the Local Highway Authority.
Transport, walking/cycling	Extension of public right of way through the site	Trinity Farm	Desirable	Developer	Direct delivery by developer	TBC	N/A	O	ТВО	N/A			r \	Provision will be secured through discussion with the Local Highway Authority.
Transport, walking/cycling	Any additional sustainable transport upgrades (including for walking/cycling/demand management measures) required to bring forward the development	Trinity Farm	Necessary	NCC/Developer	S278/S106	TBC	N/A	d	) ТВС	TBC			,	To be confirmed following further more detailed work in the developers Transport Assessment/Travel Plan, and in discussion with NCC and BDC.
Utilities	Waste water management infrastructure and/or treatment upgrades	Trinity Farm	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	0		,			۲ ۱	This is a prerequisite of development and is factored into the developer's build costs. More detailed modelling and consultation with Severn
Utilities	Water management infrastructure and/or treatment upgrades	Trinity Farm	Essential	Anglian Water/Develope r	Planning condition	TBC		0			1		1	Trent will be required to determine the scale and timing of the waste water/water supply upgrades
Utilities	All necessary improvements to allow connections to the electricity transmission network, likely to include onsite infrastructure and where relevant off-site system reinforcement	Trinity Farm	Essential	Western Power Distribution/Dev eloper	Planning condition	TBC		o						This is a prerequisite of development and is factored into the devoloper's build costs. Costs for any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator
Utilities	All necessary improvements to allow connections to the digital infrastructure network, likely to include on- site infrastructure and where relevant off-site system reinforcement	Trinity Farm	Essential	BT Openreach/Deve loper	Planning condition	ТВС	TBC	0	) ТВС	S N/A			,	More detailed modelling and consultation with BT Openreach will be required to determine the scale and timing of the digital infrastructure upgrades that may be needed.
	opment contributions required		1	-				1		£2,335,695.00		-	-	<u> </u>
Number of dwelli Infrastructure cos	ings allocated in the Local Plar st per dwelling									£7,658.02				
											•			

Site HS8	: Milnercroft,	Retford	ł									Phasing		
nfrastructure Type	Infrastructure Item	Location	Priority	Delivery Partner	Potential Funding mechanism (S106/other)	Total cost	Joint project	Funding received	Funding	Likely S106 contribution by 2038	1-5 years	6-10 years	11-15 years	Notes
Green nfrastructure	Provision of community garden	Milnercroft	Essential	BDC/Developer	Direct delivery by developer		N/A		0 ТВС		,	Y		Standard BDC costs of £10,000 per 10,000sqm
Transport, walking/cycling	New footway to Leafield	Milnercroft	Essential	Developer	Direct delivery by developer		N/A		O TBC	N/A	,	Y		This is a prerequisite of development and factored into the developer's build costs. Provision will be secured through discussion with the Local Highway Authority
Utilities	Waste water management infrastructure and/or treatment upgrades	Retford	Essential	Severn Trent/Developer	Planning condition	TBC	N/A		0 твс	N/A	,	Y		This is a prerequisite of development and factored into the developer's build costs. More detailed modelling and consultation with Severn Trent will be required to
Utilities	Water management infrastructure and/or treatment upgrades	Retford	Essential	Anglian Water/Developer	Planning condition	TBC	N/A	4	0 ТВС	N/A	,	Y		determine the scale and timing of the waste water/water supply upgrades that may be needed.
Utilities	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and provides and services system reinforcement	Milnercroft	Essential	Western Power Distribution/Devel oper	Planning condition	ТВС	ТВС		0 ТВС	N/A	,	1		This is a prerequisite of development and factored into the developer's build costs. Costs for any necessary improvement to b apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator
Utilities	All necessary improvements to allow connections to the digital infrastructure network, likely to include on-site	Milnercroft	Essential	BT Openreach/Develo per	Planning condition	ТВС	ТВС		0 ТВС	N/A	,	1		More detailed modelling and consultation with BT Openreach will be required to determine the scale and timing of the digital infrastructure upgrades that may b needed.
	oper contributions required f									£0.00				
Number of dwell nfrastructure co	lings allocated in the Local Pla	an								5				

Healthcare, Bassetlaw Hospital Green infrastructure	Non-specific contribution towards increasing primary healthcare capacity in the area Non-specific contribution towards increasing acute healthcare capacity in the area	Retford  Bassetlaw Hospital,	Necessary	CCG/Developer	mechanism (S106/other) S106		project	received	gap	contribution by 2038	years	years	years	
Healthcare, Bassetlaw Hospital Green infrastructure	towards increasing primary healthcare capacity in the area Non-specific contribution towards increasing acute	Bassetlaw Hospital,		CCG/Developer	S106					Dy 2038				
Bassetlaw Hospital Green infrastructure	towards increasing acute	Hospital,				28,060	N/A	C	28,060	28,060	٧			Specific projects and timescales have no yet been identified by CCG/Trust. The HUDU model and standard NHS floor space requirements for primary health
infrastructure		Worksop	Necessary	Bassetlaw & Doncaster NHS Trust/Developer	\$106	3,174	N/A	C	3,174	3,174	Y			care facilities generate the amount of clinical space required per dwelling. Standard NHS costs generate a cost per dwelling based on the future expansion of the population. £610 per dwelling +
	Contribution towards improving the quality of children & young peoples play space in the area	Leafield	Necessary	BDC/Developer	\$106	75,000	N/A	C	75,000	75,000	Y			Based on BDC open space standards, No 2020. Standard BDC costs of improving NEAP (£150,000 new).
	Contribution towards improving multifunctional open space in the area	Leafield	Necessary	BDC/Developer	S106	4,370	N/A	(	4,370	4,370	Y			Based on BDC open space standards, No 2020. Standard BDC costs of £50,000 pe 10,000sqm.
infrastructure	Contribution towards recreational avoidance mitigation strategy	Clumber Park	Essential	National Trust/Developer	\$106	?	Yes	(	23,000	23,000	Y			Based on indicative cost within draft mitigation strategy of £500 per dwelling Cost to be confirmed following more detailed work with National Trust and Natural England
	Provision of trees to contribute to carbon offsetting	Retford	Desirable	BDC/Developer	S106	4,600	N/A	(	4,600	4,600	Y			Standard BDC cost of £100 per dwelling
Transport, highways	Contribution towards improvements at A620 Babworth Road/B6420 Mansfield Road/A620 Straight Mile /Sutton	Retford	Essential	NCC/Developer	CIL	2,150,000	Y	(	30,000	N/A	Y			Project identification and indicative cost identified through the Retford Transport Assessment 2021. Technical specification and improvements to be agreed with NCC Local Highways Authority.
highways	Contribution towards improvements at London Road/Whinney Moor Lane/Bracken Lane	Retford	Essential	NCC/Developer	S278/S106	220,000	Y	(	10,000	10,000	Y			-NCC LOCAL HIGHWAYS AUTHORITY.
highways	Contribution towards improvements at London Road/Whitehouses	Retford	Essential	NCC/Developer	S278/S106	1,080,000	Y	(	20,000	20,000	Y			
Transport, highways	Contribution towards improvements at A620 Babworth Road/Ordsall Road	Retford	Essential	NCC/Developer	CIL	1,080,000	Y	(	20,000	N/A	Y	,		
	Any additional highways, sustainable transport upgrades required to bring forward the development	Retford	Essential	NCC/Developer	S278/S106	TBC	N/A	(	) TBC	TBC	Y			To be confirmed following further more detailed work in the developers Transport Assessment/Travel Plan, and i discussion with NCC and BDC.
Transport, walking/cycling	New pedestrian footway/cycle connecting Leafield and West Furlong	Elizabethan School	Essential	Developer	Direct delivery by developer	TBC	N/A	C	) TBC	N/A	Υ			This is a prerequisite of development an is factored into the developer's build costs. Provision will be secured through discussion with the Local Highway Authority
	Waste water management infrastructure and/or treatment upgrades	Retford	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	(	TBC	N/A	Y	,		This is a prerequisite of development an is factored into the developer's build costs. More detailed modelling and
	Water management infrastructure and/or treatment upgrades	Retford	Essential	Anglian Water/Developer	Planning condition	TBC	N/A	(	твс	N/A	Y			consultation with Severn Trent will be required to determine the scale and timing of the waste water/water supply lugrades that may be needed.
	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off-site system reinforcement	Trinity Farm	Essential	Western Power Distribution/Devel oper	Planning condition	ТВС	TBC	C	) ТВС	N/A	Y			In this is a presequiste of development an is factored into the development an is factored into the development and costs. Costs for any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with
	All necessary improvements to allow connections to the digital infrastructure network, likely to include on-site infrastructure and where relevant off-site system reinforcement	Trinity Farm	Essential	BT Openreach/Develo per	Planning condition	TBC	TBC	C	твс	N/A	Y			More detailed modelling and consultation with BT Openreach will be required to determine the scale and timing of the digital infrastructure upgrades that may be needed.
	reinforcement per contributions required from si ngs allocated in the Local Plan	ite	-	-					1	£168,204.00		+		

	0: St Michael's V													
nfrastructure 'ype	Infrastructure Item	Location	Priority	Delivery Partner	Potential Funding mechanism (S106/other)	Total cost	Joint project	Funding received	Funding gap	Likely S106 contribution by 2038	1-5 years	6-10 years	11-15 years	Notes
lealthcare, GP urgeries	Non-specific contribution towards increasing primary healthcare capacity in the area	Retford	Necessary	CCG/Developer	S106	12,200	N/A		0 12,200	12,200	,	1		Specific projects and timescales have not yet been identified by CCG/Trust. The HUDU mod and standard NHS floor space requirements fo primary health care facilities generate the amount of clinical space required per dwelling
Healthcare, Bassetlaw Hospital		Bassetlaw Hospital, Worksop	Necessary	Bassetlaw & Doncaster NHS Trust/Developer	S106	1,380	N/A	•	0 1,380	1,380	`	1		Standard NHS costs generate a cost per dwelli based on the future expansion of the population. £610 per dwelling + £69 per dwelling for acute care
Green nfrastructure	Contribution towards improving multifunctional open space in the area	Retford	Desirable	BDC/Developer	S106	3,125	N/A	(	0 3,125	3,125	١			Based on BDC open space standards, Nov 2020 Standard BDC costs of £50,000 per 10,000sqm
Green nfrastructure	Contribution towards recreational avoidance mitigation strategy	Clumber Park	Essential	National Trust/Developer	\$106	?	Yes		0 10,000	10,000	١	1		Based on indicative cost within draft mitigation strategy of £500 per dwelling. Cost to be confirmed following more detailed work with National Trust and Natural England.
Green nfrastructure	Provision of trees to contribute to carbon offsetting	Retford	Desirable	BDC/Developer	\$106	2,000	N/A		0 2,000	2,000	١			Standard BDC cost of £100 per dwelling
Transport, highways	Contribution towards improvements at A620 Babworth Road/B6420 Mansfield Road/A620 Straight Mile /Sutton Lane	Retford	Essential	NCC/Developer	CIL	2,150,000	Y	(	0 30,000	N/A	١	1		Project identification and indicative cost identified through the Retford Transport Assessment 2021. Technical specification and improvements to be agreed with NCC Local Highways Authority.
Fransport, nighways	Contribution towards improvements at London Road/Whitehouses	Retford	Essential	NCC/Developer	S278/S106	1,080,000	Y		0 20,000	10,000	١	,		rigiways Authority.
Fransport, nighways	Contribution towards improvements at A620 Babworth Road/Ordsall Road	Retford	Essential	NCC/Developer	CIL	1,080,000	Y	(	20,000	N/A	١	,		
ransport	Any additional highways, sustainable transport upgrades required to bring forward the development	Retford	Essential	NCC/Developer	S278/S106	TBC	N/A	,	0 TBC	TBC	١	,		To be confirmed following further more detail work in the developers Transport Assessment/Travel Plan, and in discussion with NCC and BDC.
Utilities, waste water	Waste water management	St Michael's	Essential	Severn Trent/Developer	Planning condition	ТВС	N/A		о твс	N/A	,	(		This is a prerequisite of development and is factored into the developer's build costs. Mor detailed modelling and consultation with Seve Trent will be required to determine the scale
Utilities, water	Water management infrastructure and/or treatment upgrades	St Michael's	Essential	Anglian Water/Developer	Planning condition	TBC	N/A		0 TBC	N/A	١	1		and timing of the waste water/water supply upgrades that may be needed.
Jtilities	All necessary improvements to allow connections to the electricity transmission network, likely to include on- site infrastructure and where relevant off-site system reinforcement	St Michael's	Essential	Western Power Distribution/Developer	Planning condition	ТВС	TBC		о твс	N/A	,			This is a prerequisite of development and is factored into the developer's build costs. Costs for any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulat
Jtilities	All necessary improvements to allow connections to the digital infrastructure network, likely to include on-site infrastructure and where relevant off-site system reinforcement		Essential	BT Openreach/Developer	Planning condition	ТВС	TBC		0 ТВС	N/A	١			More detailed modelling and consultation witl BT Openreach will be required to determine it scale and timing of the digital infrastructure upgrades that may be needed.
	oper contributions required from	site								£38,705.00				
	ings allocated in the Local Plan st per dwelling									£1,935.25				

	1: Fairygrove, Retfo			I								1		
nfrastructure Type	Infrastructure Item	Location	Priority	Delivery Partner	Potential Funding mechanism (S106/other)	Total cost	Joint project	Funding received	Funding gap	Likely S106 contribution by 2038	1-5 years	6-10 years	11-15 years	Notes
lealthcare, GP urgeries	Non-specific contribution towards increasing primary healthcare capacity in the area	Retford	Necessary	CCG/Developer	\$106	37,210	N/A	C	37,210	37,210		Y		Specific projects and timescales have no yet been identified by CCG. The HUDU model and standard NHS floor space requirements for primary health care facilities generate the amount of clinica
ealthcare, assetlaw ospital	Non-specific contribution towards increasing acute healthcare capacity in the area	Bassetlaw Hospital, Worksop	Necessary	Bassetlaw & Doncaster NHS Trust/Developer	\$106	4,209	N/A	C	4,209	4,209		Y		space required per dwelling. Standard NHS costs generate a cost per dwelling based on the future expansion of the population. £610 per dwelling + £69 per dwelling for acute care.
ireen nfrastructure	Contribution towards improving multifunctional open space in the area	Retford	Necessary	BDC/Developer	S106	8,593	N/A	C	8,593	8,593		Y		Based on BDC open space standards, N 2020. Standard BDC costs of £50,000 p 10,000sqm.
Green nfrastructure	Contribution towards recreational avoidance mitigation strategy	Clumber Park	Essential	National Trust/Developer	\$106	?	Yes	O	30,500	30,500		Υ		Based on indicative cost within draft mitigation strategy of £500 per dwellin Cost to be confirmed following more detailed work with National Trust and Natural England.
ireen nfrastructure	Provision of trees to contribute to carbon offsetting	Retford	Desirable	BDC/Developer	S106	6,100	N/A	0	6,100	6,100		Y		Standard BDC cost of £100 per dwelling
ransport, nighways	at A620 Babworth Road/B6420 Mansfield Road/A620 Straight Mile /Sutton Lane	Retford	Essential	NCC/Developer	CIL		Y	0	,	N/A		Υ		Project identification and indicative cos identified through the Retford Transpo Assessment 2021. Technical specification and improvements to be agreed with N
Transport, nighways	Contribution towards improvements at London Road/Whinney Moor Lane/Bracken Lane	Retford	Essential	NCC/Developer	S278/S106	220,000	Y	O	10,000	10,000		Y		and improvements to be agreed with NC Local Highways Authority.
ransport, ighways	Contribution towards improvements at London Road/Whitehouses	Retford	Essential	NCC/Developer	S278/S106	1,080,000	Y	0	80,000	80,000		Y		
ransport, nighways	Contribution towards improvements at A620 Babworth Road/Ordsall Road	Retford	Essential	NCC/Developer	CIL	1,080,000	Υ	0	20,000	N/A		Y		
ransport	Any additional highways, sustainable transport upgrades required to bring forward the development	Retford	Essential	NCC/Developer	S278/S106	TBC	N/A	0	твс твс	TBC		Y		To be confirmed following further more detailed work in the developers Transp Assessment/Travel Plan, and in discuss with NCC and BDC.
ransport, public ransport	Contribution to improved bus stop infrastructure in the locality	Retford	Necessary	NCC/Operators/D eveloper	\$106	85,600	N/A	C	85,600	85,600		Y		Costs based on NCC's Public Transport Planning Obligations Funding Guidance developers, Jan 2020. It assumes provis of four bus stops & associated infrastructure @ £21,400 per pair
ransport, public ransport	Contribution to improved level crossing safety	Grove Road	Essential	NCC/Network Rail/Developer	\$106	?	N/A	0	?	?		Y		Mitigation may be required following more detailed assessment of the impar on the Grove Road crossing through th Transport Assessment.
ransport, valking/cycling	Extension of public right of way through the site	Fairy Grove	Desirable	Developer	Direct delivery by developer	TBC	N/A	0	) TBC	N/A		Y		Provision will be secured through discussion with the Local Highway
Itilities	Waste water management infrastructure and/or treatment upgrades	Fairy Grove	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	0	TBC	N/A		Y		This is a prerequisite of development are is factored into the developer's build costs. More detailed modelling and
Jtilities	Water management infrastructure and/or treatment upgrades	Fairy Grove	Essential	Anglian Water/Developer	Planning condition	TBC	N/A	0	ТВС	N/A		Y		consultation with Severn Trent will be required to determine the scale and timing of the waste water/water supply
Utilities	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off-site system reinforcement	Fairy Grove	Essential	Western Power Distribution/Deve loper	Planning condition	TBC	TBC	O	) TBC	N/A		Y		This is a prerequisite of development a is factored into the developer's build costs. Costs for any necessary improvement to be apportioned betwee the developer and the Distribution Network Operator in accordance with current Statement of Charging Methodology agreed with the industry regulator.
Jtilities	connections to the digital infrastructure network, likely to include on-site infrastructure and where relevant off-site system reinforcement	Fairy Grove	Essential	BT Openreach/Devel oper	Planning condition	TBC	TBC	0	) TBC	N/A		Y		regulator.  More detailed modelling and consultat with BT Openreach will be required to determine the scale and timing of the digital infrastructure upgrades that mabe needed.
lumber of dwelli	oper contributions required from site ings allocated in the Local Plan st per dwelling			•			•	•	•	£262,212.00				

	2: Station Roa	d, Ret	ford									Phasing		
nfrastructure Type	Infrastructure Item	Location	Priority	,	Potential Funding mechanism (S106/other)		Joint project	Funding received	Funding gap	Likely S106 contribution by 2038	1-5 years	6-10 years	11-15 years	Notes
Jtilities	Waste water management infrastructure and/or treatment upgrades	Station Road	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	. (	) TBC	N/A	,			This is a prerequisite of developme and is factored into the developer's build costs. More detailed modellir and consultation with Severn Trent
Jtilities		Station Road	Essential	Anglian Water/Developer	Planning condition	TBC	N/A	. (	твс	N/A	,			<ul> <li>will be required to determine the scale and timing of the waste water/water supply upgrades that may be needed.</li> </ul>
<b>Jtilities</b>	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off-site system reinforcement	Station Road	Essential	Western Power Distribution/Devel oper	Planning condition	TBC	ТВС		) TBC	N/A	Y			This is a prerequisite of developmer and is factored into the developer's build costs. Costs for any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodolog agreed with the industry regulator
Jtilities	,	Station Road	Essential	BT Openreach/Develo per	Planning condition	ТВС	ТВС	(	) тво	N/A	Y			More detailed modelling and consultation with BT Openreach w be required to determine the scale and timing of the digital infrastructure upgrades that may be needed.
	oper contributions required lings allocated in the Local Pl									£0.00				
nfrastructure co	-													

Site HS13	ite HS13: Ordsall South, Retford													
Infrastructure Type	Infrastructure Item	Location	Priority	Delivery Partner	Potential Funding mechanism	Total cost	Joint project	Funding received	Funding gap	Likely S106 contribution by	1-5 years	6-10 years	11-15 years	Notes
	1.0 form entry primary school &	Ordsall	Essential	NCC/Developer	(S106/other) S106	4,936,648	N/A	(	3,911,666	2038 3,911,666		١	1	Provision of approximately 1.5ha site and
	26 place early years facility	South												financial contribution to provide 1 form entry (210 place) school and 26 place early years facility. Per site cost based on the contributions
														outlined in the NCC Planning Obligations Strategy. 890 dwellings = 187 primary school
Healthcare,	New GP branch surgery - approx.	Ordsall	Essential	NHS	\$106	542,900	N/A	(	542,900	542,900		١	Y	places @ £20.918 per place.  A new branch surgery and community
primary	218 sqm GIA - and community healthcare facilities	South		England/CCG/D eveloper										healthcare facilities will be funded as part of the development. Initial cost derived in consultation with the Bassetlaw Clinical Commissioning
Healthcare,	Non-specific contribution	Bassetlaw	Necessary	Bassetlaw &	\$106	61,410	N/A	(	61,410	61,410		١	Y	Group Specific projects and timescales have not yet
Bassetlaw Hospital	towards increasing acute healthcare capacity in the area	Hospital, Worksop		Doncaster NHS Trust/Developer										been identified by Trust. The HUDU model and standard NHS floor space requirements for primary health care facilities generate the
														amount of clinical space required per dwelling.  Standard NHS costs generate a cost per dwelling
														based on the future expansion of the population. £69 per dwelling for acute care
Adult Social Care	Extra care housing on site	Ordsall South	Essential	NCC/Housing provider/Develo	\$106	?	N/A	(	?	?		١	Y	Costs unknown at this stage. To be agreed with NCC Adult Social Care.
Sports facilities	Provision of sports facilities on site	Ordsall South	Necessary	ner Developer	\$106	?	N/A	(	?	?		١	Y	Cost derived using Sport England's Facility Cost 2Q21, which is based on location of site and
		Journ												number of dwellings. Provision will be required in line with the latest versions of the Playing
														Pitch Strategy and Built Sports Facilities Strategy & dual use facilities provided at the primary
Sports facilities	Contribution to enhancing	Retford	Essential	Retford Golf	\$106	?	N/A		) ?	?		,	· ·	school/community centre, so is subject to change Cost unknown at this stage
	Retford Golf Course	Golf Course		Club/Developer			,							
Community centre Green	Provision of a community centre on site Provision of a country park on	Ordsall South Ordsall	Necessary Essential	Developer	S106 Direct delivery by	? TBC	N/A N/A		? TBC	N/A		,	Y	Cost unknown at this stage
infrastructure Green	site Provision of Suitable Alternative	South Ordsall	Essential	Developer Developer	developer Direct delivery by	15,000	N/A		15,000	N/A		,	, ,	Cost unknown at this stage  Costs based on good practice. Provision should
infrastructure Green	Natural Greenspace Provision of children's play space	South Ordsall	Necessary	Developer	developer Direct delivery by	230,000	N/A	,	230,000	N/A				be bespoke so is subject to change.  Standard BDC costs of provision are £150,000
infrastructure Green	on site  Provision of multifunctional open	South Ordsall	Necessary	Developer	developer Direct delivery by	200,000	N/A N/A	(	230,000	N/A N/A		,	, ,	for a NEAP & £80,000 for a LEAP Provision of 4ha open space on site. Based on
infrastructure Green	space on site  Provision of allotment space	South Ordsall	Desirable	Developer	developer	10,000	N/A	,	10.000	N/A				BDC open space standards, Nov 2020. Standard BDC costs of £50,000. Provision of 10 plot allotment site on site.
infrastructure Green	Contribution towards	South Clumber	Essential	National	Direct delivery by developer \$106	10,000	N/A Yes	(	445,000	445,000		,	, ,	Standard BDC costs at £10,000 per site.  Based on indicative cost within draft mitigation
infrastructure	recreational avoidance mitigation strategy	Park		Trust/Developer										strategy of £500 per dwelling. Cost to be confirmed following more detailed work with
Green	Provision of trees to contribute	Ordsall	Desirable	Developer	Direct delivery by	89,000	N/A	(	89,000	N/A		١	Y	National Trust and Natural England.  Standard BDC cost of £100 per dwelling - to be
infrastructure Flood	to carbon offsetting Provision of a strategic	South Ordsall	Essential	Developer	developer Direct delivery by	TBC	N/A	(	TBC	N/A		١	Y	delivered in the country park Project identification required through the
management	sustainable drainage scheme	South			developer									Bassetlaw Strategic Flood Risk Assessment Level 2021. Technical specification and improvements
Transport,	Contribution towards	Retford	Essential	NCC/Developer	S278/S106	2,150,000	Y	(	1,920,000	1,920,000		١	· Y	to be agreed with Environment Agency & LLFA.  Project identification and indicative cost
highways	improvements at A620 Babworth Road/B6420 Mansfield													identified through the Retford Transport Assessment 2021 and Bassetlaw Transport
Transport,	Road/A620 Straight Mile /Sutton Lane Contribution towards	Retford	Essential	NCC/Developer	S278/S106	220,000		,	15,000	15,000				Study 2022. Technical specification and improvements to be agreed with NCC Local
highways	improvements at London Road/Whinney Moor	Redold	Lasendai	NCC/ Developer	3276/3100	220,000	,	,	13,000	13,000		·		Highways Authority.
Transport,	Lane/Bracken Lane Contribution towards	Retford	Essential	NCC/Developer	S278/S106	1,080,000	Y	(	85,000	85,000		١	Y	
highways Transport,	improvements at London Road/Whitehouses Contribution towards	Retford	Essential	NCC/Developer	\$278/\$106	1,080,000	Y		90,000	90,000		,	· ·	
highways	improvements at A620 Babworth Road/Ordsall Road													
Transport, highways	Contribution to improve the A60/A619 roundabout	Worksop	Essential	NCC/Developer	S278/S106	3,231,569	Y	(	110,000	110,000		١	Y	
Transport, highways	Contribution to improve the A57/Sandy Lane roundabout	Worksop	Essential	NCC/Developer	\$278/\$106	3,231,569	Y	(	80,000	80,000		١	Y	
Transport, highways	Contribution to improve the A57/Claylands	Worksop	Essential	NCC/Developer	S278/S106	1,077,190	Y	(	10,000	10,000		١	Y	
Transport,	Ave/A60/Shireoaks Common Contribution to improve the	Worksop	Essential	NCC/Developer	S278/S106	4,308,758	Y	(	100,000	100,000		١	Y	
highways Transport,	A57/B6O34/Netherton Road roundabout Contribution to improve the	Worksop	Essential	NCC/Developer	S278/S106	4,308,758	v	,	90,000	90,000				
highways	A57/B6040 Mantonwood roundabout	Worksup	Lasentia	NCC/ Developer	3276/3100	4,306,736	,	,	30,000	30,000		·		
Transport, highways	Contribution to improve the A57/A614/A1 Five Lanes End	Worksop	Essential	NCC/Developer	\$278/\$106	4,308,758	Y	(	300,000	300,000		١	Y	
Transport, highways	roundabout Any additional improvement to highways/sustainable transport	Retford	Essential	NCC/Developer	S278/S106	TBC	N/A	(	TBC	TBC		١	Y	To be confirmed following further more detailed work in the developers Transport
	infrastructure required to bring forward the development													Assessment/Travel Plan, and in discussion with NCC and BDC.
Transport, highways	Contribution to Ordsall Old Village traffic management	Retford	Essential	NCC/Developer	S278/S106	?	N/A	(	?	?		,	Y	Project specification and cost to be agreed through discussion with NCC.
Transport,	scheme Contribution to Eaton Village	Eaton	Essential	NCC/Developer	S278/S106	?	N/A	(	?	?		١	Y	
highways Transport, public transport	traffic management scheme Extended bus service through the site	Ordsall South	Essential	NCC/Operators	\$106	1,548,400	N/A	(	1,548,400	1,548,400		١	' '	Costs based on NCC's Public Transport Planning Obligations Funding Guidance, Jan 2020 and are
transport	the site	South												per vehicle per annum for a 7 day operation. It assumes pump priming two buses through the
														site over an 8 year period at £150,000 for 3 years, £80,000 for 2 years, £40,000 for 2 years
														and £20,000 thereafter. It assumes an additional provision of six bus stops & associated
														infrastructure @ £21,400 per pair. The level and duration of subsidisation to be agreed with NCC Local Highways Authority.
Transport, walking/cycling	Provision of a new footpath and marked cycle path along the	Ordsall South	Essential	Developer	Direct delivery by developer	TBC	N/A	(	TBC	N/A	ĺ	,	Y	Provision will be secured through discussion with the Local Highway Authority.
Transport,	Ollerton Road frontage Extension of public right of way	Ordsall South	Desirable	Developer	Direct delivery by developer	ТВС	N/A	(	) TBC	N/A		١	Y	To be confirmed following further more detailed
walking/cycling	through the site	Jouth			ueveloper									work in the developers Transport Assessment/Travel Plan, and in discussion with NCC and BDC.
Utilities	Waste water management infrastructure and/or treatment	Ordsall South	Essential	Severn Trent/Develope	Planning condition	TBC	N/A	(	TBC	N/A		١	Y	This is a prerequisite of development and is factored into the developer's build costs. More
Utilities	upgrades Water management	Ordsall	Essential	r Anglian	Planning condition	TBC	N/A	,	) TBC	N/A				detailed modelling and consultation with Severn Trent/Anglian Water will be required to
	infrastructure and/or treatment upgrades	South		Water/Develop er								'	<u> </u>	determine the scale and timing of the waste water/water supply upgrades that may be
Utilities	All necessary improvements to allow connections to the	Ordsall South	Essential	Western Power Distribution/De	Planning condition	TBC	TBC	(	TBC	N/A		,	Y	This is a prerequisite of development and is factored into the developer's build costs. Costs
	electricity transmission network, likely to include on-site infrastructure and where			veloper										for any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance
	relevant off-site system reinforcement													Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator
Utilities	All necessary improvements to allow connections to the digital	Ordsall South	Essential	BT Openreach/Dev	Planning condition	TBC	TBC	(	) TBC	N/A				More detailed modelling and consultation with BT Openreach will be required to determine the
	infrastructure network, likely to include on-site infrastructure	Journ		eloper eloper										scale and timing of the digital infrastructure upgrades that may be needed.
Total CLOC	and where relevant off-site									£0 200 274				,
	er contributions required from sign allocated in the Local Plan in the		od							£9,309,376.00 890 £10,459.97				

	4: Ollerton Road, 1											Phasing		
Infrastructure Type	Infrastructure Item	Location	Priority	Delivery Partner	Potential Funding mechanism (S106/other)	Total cost	Joint project	Funding received	Funding gap	Likely S106 contribution by 2038	1-5 years	6-10 years	11-15 years	Notes
Education, primary	Non-specific contribution towards increasing primary school capacity in the area	Tuxford	Essential	NCC/Developer	CIL	264,195	N/A		264,195	N/A		١		Specific projects and timescales have not yet been identified by NCC. Per si cost based on the contributions
Education, secondary	Non-specific contribution towards increasing secondary school capacity in the area	Tuxford	Essential	NCC/Developer	CIL	291,012	N/A	1	291,012	N/A		١	,	outlined in the NCC Planning Obligations Strategy. 15 primary place @ £17,613 per place and 12 secondar school places @ £24,251 per place.
Healthcare, GP surgeries	Non-specific contribution towards increasing primary healthcare capacity in the area	Tuxford	Necessary	CCG/Developer	\$106	45,750	N/A		45,750	45,750		,		Specific projects and timescales have not yet been identified by CCG/Trust. The HUDU model and standard NHS floor space requirements for primary
Healthcare, Bassetlaw Hospital	Non-specific contribution towards increasing acute healthcare capacity in the area	Bassetlaw Hospital, Worksop	Necessary	Bassetlaw & Doncaster NHS Trust/Developer	S106	5,175	N/A	1	5,175	5,175		١	,	health care facilities generate the amount of clinical space required per dwelling. Standard NHS costs generat a cost per dwelling based on the futur expansion of the population. £610 pei dwelling + £69 per dwelling for acute care
Green infrastructure	Contribution towards improving multifunctional open space in the area	Tuxford	Desirable	BDC/Developer	S106	11,718	N/A	1	0 11,718	11,718		١	,	Based on BDC open space standards, Nov 2020. Standard BDC costs of £50,000 per 10,000sqm.
Green infrastructure	Contribution towards recreational avoidance mitigation strategy	Clumber Park	Essential	National Trust/Developer	\$106	?	Yes		37,500	37,500		,		Based on indicative cost within draft mitigation strategy of £500 per dwelling. Cost to be confirmed following more detailed work with National Trust and Natural England
Green infrastructure	Provision of trees to contribute to carbon offsetting	Rural area	Desirable	BDC/Developer	S106	9,000	N/A		3,000	9,000		١		Standard BDC cost of £100 per dwelling
Transport, highways	Provision of access to Ollerton Road	Ollerton Road, Tuxford	Essential	Developer	Direct delivery by developer	TBC	N/A	'	о твс	N/A		١		This is a prerequisite of development and is factored into the developer's build costs. Provision will be secured through discussion with the Local Highway Authority.
Transport, highways	Any additional improvement to highways/sustainable transport infrastructure required to bring forward the development	Retford	Essential	NCC/Developer	S278/S106	TBC	N/A		о твс	TBC		١	<b>'</b> \	To be confirmed following further more detailed work in the developers Transport Assessment/Travel Plan, an in discussion with NCC and BDC.
Transport, public transport	Contribution to improved bus stop infrastructure in the locality	Tuxford	Necessary	NCC/Operators	\$106	42,800	N/A		42,800	42,800		,		Costs based on NCC's Public Transport Planning Obligations Funding Guidanc for developers, Jan 2020. It assumes provision of four bus stops & associated infrastructure @ £21,400
Transport, walking/cycling	Provision of a footway along Ollerton Road frontage to The Pastures	Ollerton Road, Tuxford	Essential	Developer	Direct delivery by developer	ТВС	N/A		D TBC	N/A		١	Í	This is a prerequisite of development and is factored into the developer's build costs. Provision will be secured
Transport, walking/cycling	Provision of a cycle/footway through the site from Ollerton Road to Long Lane	Ollerton Road, Tuxford	Necessary	Developer	Direct delivery by developer	TBC	N/A		твс твс	N/A		١		through discussion with the Local Highway Authority.
Transport, walking/cycling	Contribution to improving the quality of Long Lane from the site to Newcastle St	Long Lane	Necessary	Developer	S106	TBC	N/A		150	TBC		١	1	Costs unknown at this stage. To be agreed with the Local Highways Authority.
Utilities, waste water	Waste water management infrastructure and/or treatment upgrades	Ollerton Road, Tuxford	Essential	Severn Trent/Developer	Planning condition	ТВС	N/A		150	N/A		,		This is a prerequisite of development and is factored into the developer's build costs. More detailed modelling
Utilities, water	Water management infrastructure and/or treatment upgrades	Ollerton Road, Tuxford	Essential	Anglian Water/Develope r	Planning condition	TBC	N/A	'	D TBC	N/A		,		and consultation with Severn Trent wi be required to determine the scale and timing of the waste water/water supply upgrades that may be needed.
Utilities	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off-site system reinforcement	Ollerton Road, Tuxford	Essential	Western Power Distribution/Dev eloper	Planning condition	ТВС	TBC	-	D TBC	N/A		,		This is a prerequisite of development and is factored into the developer's build costs. Costs for any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statemer
Utilities	All necessary improvements to allow connections to the digital infrastructure network, likely to include on-site infrastructure and where relevant off-site system reinforcement	Ollerton Road, Tuxford	Essential	BT Openreach/Deve loper	Planning condition	ТВС	TBC		D TBC	N/A		١		More detailed modelling and consultation with BT Openreach will be required to determine the scale and timing of the digital infrastructure upgrades that may be needed.
	Ireinforcement per contributions required from site ngs allocated in the Local Plan								<u></u>	£151,943.00				•

New set	ttlement: Basse	tlaw 0	arder	Village								Phasing	1	
Infrastructure Type	Infrastructure Item	Location	Priority	Delivery partner	Potential Funding mechanism	Total cost	Joint project	Funding received	Funding gap	Likely S106 contribution by	1-5 years	6-10 years	11-15 years	Notes
Education, primary & secondary	School Transport	Garden Village	Essential	NCC/Developer	(S106/other) S106	693,000	N/A	(	693,000	693,000	)		,	Per site cost based on the contributions outlined in the NCC Planning Obligations Strategy. 231 primary and secondary school places generated from 590 dwellings @ £500
Healthcare, GP surgeries	Non-specific contribution towards increasing primary healthcare capacity in the area	Garden Village	Essential	CCG/Developer	\$106	359,900	N/A	(	359,900	359,900	)		,	ner place ner year. for six years.  Specific projects and timescales have not yet been identified by CCG. The HUDU model and standard NHS floor space requirements for primary health care facilities generate the
Healthcare, Bassetlaw Hospital	Non-specific contribution towards increasing acute healthcare capacity in the area	Bassetlaw Hospital, Worksop	Essential	Bassetlaw & Doncaster NHS Trust/Developer	\$106	40,710	N/A	(	40,710	40,710	)		,	amount of clinical space required per dwelling. Standard NHS costs generate a cost per dwelling based on the future expansion of the population. £610 per dwelling + £69 per
Sports facilities	Provision of sports facilities on site	Garden Village	Necessary	Developer	S106	?	N/A	(	?	1			,	Cost derived using Sport England's Facility Cost 2021, which is based on location of site and number of dwellings. Provision will be required in line with the latest versions of the Playing Pitch Strategy and Buit Sports Facilities Strateg & dual use facilities to be provided at the school/community centre, so is subject to
Community centre	Provision of a community hub on site	Garden Village	Necessary	Developer	\$106	?	N/A	(	?	?			,	Cost unknown at this stage
Green infrastructure	Provision of children's play space	Garden Village	Necessary	Developer	Direct delivery by developer	230,000	N/A	(	230,000	N/A			'	Standard BDC costs of provision are £150,000 for a NEAP & £80,000 for a LEAP
Green infrastructure	Provision of multifunctional open space	Garden Village	Essential	Developer	Direct delivery by developer	912,500	N/A	(	912,500	N/A			١	Provision of 18ha open space on site (proportionate equivalent of 40% of site area). Standard BDC costs of £50,000 per 10,000sqm.
Green infrastructure Green	Provision of Suitable Alternative Natural Greenspace Provision of allotment space	Garden Village	Essential	Developer	Direct delivery by developer	15,000	N/A	(	15,000	N/A			,	Costs based on good practice. Provision should be bespoke so is subject to change. Provision of 10 plot allotment site on site.
infrastructure Green	Contribution towards	Garden Village Clumber	Necessary Essential	Developer National	Direct delivery by developer \$106	10,000	N/A Yes	,	295,000	295,000				Standard BDC costs at £10,000 per site.  Based on indicative cost within draft mitigation
infrastructure	recreational avoidance mitigation strategy	Park	Lissential	Trust/Developer	3100	•		,		233,000	,			strategy of £500 per dwelling. Cost to be confirmed following more detailed work with National Trust and Natural England.
Green infrastructure	Provision of trees to contribute to carbon offsetting	Garden Village	Essential	Developer	Direct delivery by developer	59,000	N/A	(	59,000	N/A				Standard BDC cost of £100 per dwelling
Flood management	Provision of a strategic sustainable drainage scheme		Essential	Developer	Direct delivery by developer	ТВС	N/A	(	твс	N/A				Project identification required through the Bassetlaw Strategic Flood Risk Assessment Leve 2021. Technical specification and improvement: to be agreed with Environment Agency & LLFA.
Transport, highways Transport, highways	Contribution to improving B6420/A620 iunction Improvement and partial re- alignment of the B6420 Mansfield Road through the site	Garden Village Garden Village	Essential Essential	NCC/Developer NCC/Developer	S278/S106 Direct delivery by developer	?	N/A N/A	(	?	N/A			,	Project specification and cost to be agreed through discussion with NCC. This is a prerequisite of development and is factored into the developer's build costs. Provision will be secured through discussion with the Local Highway Authority.
Transport, highways	Contribution to improve the A60/A619 roundabout	Worksop	Essential	NCC/Developer	S278/S106	3,231,569	Y	(	370,000	370,000	)		١	Project identification and indicative cost identified through the Bassetlaw Transport
Transport, highways Transport,	Contribution to improve the A57/Sandy Lane roundabout Contribution to improve the	Worksop Worksop	Essential Essential	NCC/Developer NCC/Developer	\$278/\$106 \$278/\$106	3,231,569 1,077,190	Y	(	0 650,000	160,000	)		,	Study 2022. Technical specification and improvements to be agreed with NCC Local Highways Authority.
highways Transport,	A57/Claylands Ave/A60/Shireoaks Common inaction Contribution to improve the	Worksop	Essential	NCC/Developer	S278/S106	4,308,758	Y	(	890,000	890,000	)		١	
Transport, highways	A57/B6O34/Netherton Road roundahout Contribution to improve the A57/B6040 Mantonwood	Worksop	Essential	NCC/Developer	S278/S106	4,308,758	Y	(	910,000	910,000	)		١	
Transport, highways	roundahout	Worksop	Essential	NCC/Developer	\$278/\$106	4,308,758	Y	(	1,880,000	1,880,000	0		١	
Transport, highways	roundahout Any additional improvement to highways/sustainable transport infrastructure	Worksop/R etford area	Essential	NCC/Developer	S278/S106	TBC	N/A	(	тво	TBC			,	To be confirmed following further more detailed work in the developers Transport Assessment/Travel Plan, and in discussion with
Transport, public transport	required to bring forward the development Contribution to delivery of a new railway station/public transport interchange on site	Garden Village	Essential		\$106	?	N/A	(	) ?	3			١	NCC and BDC.  Project specification and cost to be agreed through discussion with Network Rail and NCC.
Transport, public transport	Closure of Howard's level crossing	Garden Village	Essential	NCC/Network Rail/Developer	Direct delivery by developer	?	N/A	(	?	N/A			,	Mitigation may be required following more detailed assessment of the closure through the Transport Assessment.
Transport, public transport	New bus service through the site	Garden Village	Essential	NCC/Operators/De veloper	\$106	2,258,400	N/A	(	2,258,400	2,258,400			,	Costs based on NCC's Public Transport Planning Obligations Funding Guidance, Jan 2020 and are per vehicle per annum for a 7 d'ay operation. It assumes pump priming 3 buses through the site over an 8 year period at £150,000 for 3 years, £80,000 for 2 years, £40,000 for 2 years and £20,000 thereafter. It assumes an additional provision of six bus stops & associated infrastructure @ £21,400 per pair. The level and duration of subsidisation to be agreed with NCC Local Highways Authority.
Transport, walking/cycling	New pedestrian and cycle route along the re-aligned Mansfield Road	Garden Village	Essential	Developer	Direct delivery by developer	375,000	N/A	(	375,000	N/A			١	Based on indicative cost of 250,000 per km for a cycle lane
Transport, walking/cycling	Improvements to walking/cycling infrastructure across the A1	Garden Village	Essential	NCC/Developer	\$278/\$106	?	N/A	(	?	3			,	Project specification and cost to be agreed through discussion with NCC.
Utilities	Waste water management infrastructure and/or treatment upgrades	Garden Village	Essential	Severn Trent/Developer	Planning condition	TBC	TBC	(	твс	N/A			١	This is a prerequisite of development and is factored into the developer's build costs.  Provision will be secured via planning condition
Utilities	Water management infrastructure and/or	Garden Village	Essential	Anglian Water/Developer	Planning condition	TBC	TBC	(	твс	N/A			,	through discussion with the relevant utility provider.
Utilities  Utilities	heatment unerades. All necessary improvements to allow connections to the electricity transmission network, likely to include onsite infrastructure and where relevant off-site system reinforcement. All necessary improvements to allow connections to the	Garden Village Garden Village	Essential Essential	Northern Powergrid/Develop er BT Openreach/Develo	Planning condition	TBC	TBC	(	D TBC	N/A			,	This is a prerequisite of development and is factored into the developer's build costs. Costs for any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry More detailed modelling and consultation with BT Openreach will be required to determine the
Total S106 do	digital infrastructure network, likely to include on- site infrastructure and where relevant off-site system reinforcement	,3gc		per						£8,507,010.00				at open-reach will be required to determine the scale and timing of the digital infrastructure upgrades that may be needed.
	llings allocated in the Local									590 £14,418.66				
osaructure CC	per arrelling									11-7,910.00				

	ite SEM001: Apleyhead Junction													
Infrastructure Type	Infrastructure Item	Location	Priority	Delivery Partner	Potential Funding mechanism (S106/other)	Total cost	Joint project	Funding received	Funding gap	Likely S106 contribution by	1-5 years	6-10 years	11-15 years	Notes
Green infrastructure	Provision of trees to contribute to carbon offsetting	Worksop	Desirable	BDC/Developer	S106	41,300	N/A		41,300	41,300	١	,	(	Standard BDC cost of £100 per 1000sqm for approx 413,000sqm
Transport, highways	Contribution to improve the A60/A619 roundabout	Worksop	Essential	NCC/Developer	S278/S106	3,230,000	١	· c	1,000,000	1,000,000	١	,	1	Project identification and indicative cost identified through the Bassetlaw Transport Study 2022.
Transport, highways	Contribution to improve the A57/Sandy Lane roundabout	Worksop	Essential	NCC/Developer	S278/S106	3,231,569	١	· c	1,760,000	1,760,000	١	,	1	Technical specification and improvements to be agreed with NCC Local Highways Authority.
Transport, highways	Contribution to improve the A57/Claylands Ave/A60/Shireoaks Common	Worksop	Essential	NCC/Developer	S278/S106	1,077,190	١	C	420,000	420,000	,	,		
Transport, highways	Contribution to improve the A57/B6O34/Netherton Road	Worksop	Essential	NCC/Developer	\$278/\$106	4,310,000	,	C	2,830,000	2,830,000	١	,	(	
Transport, highways	Contribution to improve the A57/B6040 Mantonwood	Worksop	Essential	NCC/Developer	S278/S106	4,310,000	١	C	2,960,000	2,960,000	١	,	(	
Transport, highways	Contribution to improve the A57/A614/A1 Five Lanes End roundabout	Worksop	Essential	NCC/Developer	S278/S106	4,310,000	١	C	1,530,000	1,530,000	١	,	(	
Transport, public transport	Extension of bus service to the site	Worksop	Essential	NCC/Operators	S106	731,400	N/A	C	731,400	731,400	,	,	٧	Costs based on NCC's Public Transport Planning Obligations Funding Guidance, In 2020 and are per vehicle per annum for a 7 day operation. It assumes pump priming 1 bus through the site over an 8 year period at £150,000 for 3 years, £80,000 for 2 years, £40,000 for 2 years and £20,000 thereafter. It assumes an additional provision of two bus stops & assuciated infrastructure @ £21,400 per pair. The level and duration of subsidisation to be agreed with NCC Local Highways Authority.
Transport, walking/cycling	Provision of a new footpath and marked cycle path from the A57 into the site	Apleyhead	Essential	Developer	Direct delivery by developer	TBC	N/A	. c	TBC	N/A	,	,		This is a prerequisite of development and is factored into the developer's build costs. Provision will be secured through discussion with the Local Highway
Transport, walking/cycling	Provision of foot/cycle links to nearby development	Worksop	Essential	NCC/Developer	S106	?	N/A	C	1 3	?	١	,	(	Authority  Costs unknown at this stage. To be agreed with the Local Highways Authority.
Utilities	Waste water management infrastructure and/or treatment upgrades	Apleyhead	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	C	TBC	N/A	,	,	(	This is a prerequisite of development and is factored into the developer's build costs. More detailed modelling and consultation with Severn Trent will b
Utilities	Water management infrastructure and/or treatment upgrades	Apleyhead	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	C	ТВС	N/A	١	,		required to determine the scale and timing of the waste water/water supply upgrades that may be needed.
Utilities	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off-site system	Apleyhead	Essential	Western Power Distribution/Devel oper	Planning condition	TBC	TBC	C	TBC	N/A	Y			This is a prerequisite of development and is factored into the developer's build costs. Costs for any necessary improvement to be apportioned between the developer and the Distribution Network Operatin accordance with the current Statement of Chigan Methodology agreed with the industry regulator
Utilities	All necessary improvements to allow connections to the digital infrastructure network, likely to include on-site infrastructure and where relevant off-site system reinforcement	Apleyhead	Essential	BT Openreach/Develo per	Planning condition	TBC	TBC	C	ТВС	N/A	٧	,	(	More detailed modelling and consultation with 8T Openreach will be required to determine the scale and timing of the digital infrastructure upgrades tha may be needed.
	oper contributions required from	site								£11,272,700.00			-	
Amount of land a	allocated in the Local Plan													

HB001: F	Harworth town	centre			Phasing									
nfrastructure Type	Infrastructure Item	Location	Priority	Delivery Partner	Potential Funding mechanism (S106/other)	Total cost	Joint project	Funding received	Funding gap	Likely S106 contribution by 2038	1-5 years	6-10 years	11-15 years	Notes
Green nfrastructure	Provision of trees to contribute to carbon offsetting	Harworth	Desirable	BDC/Developer	\$106	500	N/A	. (	500	500	)			Standard BDC cost of £100 per 1000sqm
Transport, public transport	Contributions to improved bus stop infrastructure in the town centre	Harworth town centre	Essential	NCC/Operators	S106	42,800	N/A	C	42,800	42,800	,			Costs based on NCC's Public Transport Planning Obligations Funding Guidance for developers, Jan 2020. It assumes provision of two bus stops & associated infrastructur
Transport, walking/cycling	Provision of a new footpath and marked cycle path from Scrooby Road into the site	Harworth town centre	Essential	Developer	Direct delivery by developer	TBC	N/A	C	твс	N/A	`	,		This is a prerequisite of development and is factored into the developer's build costs. Provision will be secured through discussion with the Local Highway Authority.
Transport, walking/cycling	Contributions to a pedestrian crossing across Scrooby Road	Harworth town centre	Essential	NCC/Developer	S106	?	N/A	(	?	?	,			Costs unknown at this stage. To be agreed with the Local Highways Authority.
Utilities	Waste water management infrastructure and/or treatment upgrades	Harworth town centre	Essential	Severn Trent/Developer	Planning condition	TBC	N/A	. (	ТВС	N/A	,			This is a prerequisite of development and is factored into the developer's build costs. More detailed modelling and consultation with Severn Trent will be required to
Utilities	Water management infrastructure and/or treatment upgrades	Harworth town centre	Essential	Severn Trent/Developer	Planning condition	ТВС	N/A	. c	тво	N/A	١			determine the scale and timing of the wast water/water supply upgrades that may be needed.
Utilities	All necessary improvements to allow connections to the electricity transmission network, likely to include onsite infrastructure and where relevant off-site system reinforcement	Harworth town centre	Essential	Western Power Distribution/Devel oper	Planning condition	TBC	TBC	C	) ТВС	N/A	,			This is a prerequisite of development and is factored into the developer's build costs. Costs for any necessary improvement to be apportioned between the developer and in Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator
Jtilities	All necessary improvements to allow connections to the digital infrastructure network, likely to include onsite infrastructure and where relevant off-site system reinforcement	Harworth town centre	Essential	BT Openreach/Develo per	Planning condition	TBC	TBC	C	) тво	N/#	١			More detailed modelling and consultation with BT Openreach will be required to determine the scale and timing of the digit infrastructure upgrades that may be neede
	pper contributions required fro	om site			l				1	£43,300.00				1
nfrastructure cos														