

Bassetlaw Local Plan Examination in Public

Matter 6, Issue 6

Statement on behalf of Hallam Land Management
Ltd and IBA Planning

INTRODUCTORY STATEMENT

- i. Hearing Statements are submitted by Christopher Waumsley DipTP MRTPI of Inovo Consulting supported by David Lock Associates Ltd on behalf of Hallam Land Management and IBA Planning (hereinafter referred to as HLM/IBA), promoter of land at **Peaks Hill Farm, Worksop** for which a draft allocation is made under Policy 16:HS1 of the *Bassetlaw Local Plan Submission Version - July 2022*).
- ii. Hallam and IBA control and are promoters of land at Peaks Hill Farm Worksop which is proposed as a strategic mixed use allocation in the draft plan. The intention is to provide a sustainable urban extension to the north of Worksop incorporating strategic green and grey infrastructure, most notably a new East West link road to serve the town from the A60 (Carlton Road West) to the A6045 (Blyth Road).
- iii. Hallam and IBA have been positively engaged with the Policy Team, and more latterly, Development Management Team at Bassetlaw since 2019 and throughout the evolution of the local plan.
- iv. For context a summary of activity and engagement undertaken to date in respect of the proposed allocation site is set out below:
 - a) An initial development concept for a sustainable urban extension at Peaks Hill Farm was prepared in July 2020, worked up in conjunction with the planning authority and proposing a broad vision and overall objectives for development. Following feedback from the planning authority, this concept plan informed the preparation of technical survey and assessment and was subject to public and stakeholder engagement alongside the November 2020 Local Plan consultation.
 - b) Responses to that consultation exercise and engagement with key officers, stakeholders and consultees in the period since has resulted in the evolution of the concept plan into a draft Development Framework which was subject to a second round of stakeholder engagement in Feb 2022 and is currently the subject of pre-application discussions. The Development Framework is intended to govern the submission of an outline planning application, design coding and detailed applications for infrastructure and development in accordance with local plan policy objectives set out in Policies ST56 and ST58 and referenced in paras 12.3.4-5 of the draft Plan.
 - c) Alongside this work the promoter's consultant team have carried out a wide range of assessments and studies to allow the identification of the technical considerations pertinent to the site's development. This technical information has informed the preparation of a draft outline planning application for the site's development. As part of that process an EIA screening opinion was submitted in February 2022, a subsequent EIA scoping opinion received March 2022 and a formal pre application submission was made in August 2022.

- d) Taken together, the EIA outputs and the feedback from stakeholder and officer consultation has allowed mitigation to be designed into the masterplan; the likely infrastructure requirements arising from the development to be confirmed; and has provided a greater degree of detail - and therefore certainty - over the nature and quantity of development and infrastructure to be delivered on site.
- v. Hallam and IBA are appearing at the Examination in support of BDC's commitment to an urban extension north of Worksop to meet the needs of the plan area within the plan period to 2038. Those needs have been assessed in the evidence base and are articulated in the plan (in particular in Policy 16: HS1). The allocation of an urban extension at Worksop represents a spatial growth solution which is aligned with the overarching Vision and Objectives of the Plan - and will ensure outcomes which ensure effective delivery of Plan objectives.
- vi. In response to the Inspectors' *Part 1 Matter, Issues and Questions (MIQ)* issued on xxx October 2022, HLM/IBA wish to make a number of points to supplement the representations made by Inovo at the Regulation 18 state consultation and the Regulation 19 stage consultation of the *Bassetlaw Local Plan (BLP)*.
- vii. Our Hearing Statements provide clarification of our clients' position to assist the Inspectors in consideration of their questions posed to the Council in the *Matters, Issues and Questions*. As part of the review of the evidence base published since the submission of the Plan, technical evidence and input to these Statements has been provided by:
- FPCR (master planning, arboriculture and ecology);
 - ADC Infrastructure (highway design); and
 - Rodgers Leask Ltd (drainage)

MATTER 6 – HOUSING ALLOCATIONS

(Policies 16 –28)

Issue 6 – Are the proposed housing allocations justified, effective, developable, deliverable, in line with national policy and otherwise soundly based?

- 1.1 The site at Peaks Hill Farm (Policy 16) is considered to be justified in terms of its allocation for a mix of housing and employment development. Together, this provides an opportunity to create a sustainable urban extension well-integrated with one of the key settlements within the district which will significantly contribute to Worksop's housing and local business needs in this plan period and the next. The site will have good access to a range of local employment, retail and community facilities within the planned development and Worksop itself.
- 1.2 Worksop is recognised in the Plan as being a sub-regional centre where economic investment and residential growth will both support and benefit from the town's sub-regional links to South Yorkshire and its connectivity through both the A57 and A1 as well as East/West rail links.
- 1.3 The allocation is effective as the proposed site is well located as an urban extension to the north of Worksop, benefiting from excellent infrastructure links to both Worksop and the wider region. The site is clearly well located to meet the District's housing needs in a sustainable location and has the potential to maximise the advantages of being located on the edge of Worksop, with good walking and transport links back into the existing urban area.
- 1.4 The site has the capacity to create a locally distinctive neighbourhood, incorporating open spaces, additional landscaping and woodland planting, whilst retaining and respecting the existing character of the area and in particular, the woodlands at Long Plantation and Peaks Hill. In addition, the site can deliver social infrastructure for both existing and new residents in the form of new onsite education facilities, local centre, specialist housing (including care home) and community facilities and outdoor recreation space. As part of the mixed use development new employment development will be provided alongside the new link road adjacent to the existing Carlton Forest Industrial Estate, providing job opportunities and supporting the economic development objectives of the plan.
- 1.5 The site is confirmed as available for development and the principle of development is supported as proposed in the plan. The land is controlled by an experienced promoter working in partnership with IBA) who has an excellent track record in delivering development and infrastructure at scale.
- 1.6 Extensive appraisal work has been carried out by the promoters to confirm the site's suitability and deliverability for the development proposed. That appraisal work includes both technical and preliminary financial viability which has confirmed that the landholding is capable of delivering the

quantum of jobs, housing and supporting infrastructure envisaged in the Plan and IDP within the plan period to 2038.

Q6.1 Do the sites allocated for residential development provide an appropriate range of sites in terms of their type and size?

- 1.7 it is considered that the sites identified under policy ST 15 represent an appropriate range of sites in terms of their type and size. The inclusion of larger scale urban extensions such as Peaks Hill Farm (HS1) facilitates the provision of new strategic infrastructure to meet the need for such infrastructure to support the development requirements of the plan.

Q6.2 Is the site allocated as an urban extension at Peaks Hill Farm sound?

- 1.8 Paragraph 35 of the Framework identifies 4 criteria for the test of soundness of plans requiring that they are: Positively prepared, Justified, Effective and Consistent with national policy.
- 1.9 The proposed urban extension at Peaks Hill Farm is a significant component of the draft Plan's overall strategy to meet the identified development needs of the District to 2038. The allocation is justified as part of that strategy, being a logical extension to the urban area of Worksop capable of delivering a sustainable and well-integrated development.
- 1.10 In terms of its overall soundness the allocation forms part of an appropriate Local Plan strategy that has been thoroughly assessed taking into account reasonable alternatives through the Sustainability Appraisals of January 2019, January 2020, November 2020, June 2021, August 2021, December 2021 and May 2022. The detailed assessments commissioned by HLM and IBA Provide confidence that the allocation is deliverable over the plan period and will therefore be effective. The allocation is considered to be consistent with national policy enabling the delivery of sustainable development.

in particular:

(a) Are the various requirements set out in in the policy clear, justified and effective?

- 1.11 The promoters of the site are satisfied that the in-principle requirements set out in Policy 16 for the development of the site are clear, justified and effective.
- 1.12 However, we have some minor comments in respect of a number of matters of detail within the wording of the draft Policy. We have suggested a number of Minor Modifications to Policy 16 which we have set out in Annex 1 to this Statement as tracked changes for ease of reference. The rationale for seeking these minor modifications is set out below:

- (i) Para 7.2.1 references the site area as 53 ha. This is incorrect; the overall site area is 67.2 ha. We understand that the Council acknowledges that this is an error and can be corrected.
- (ii) Clause 1 of the Policy references "*approximately*" 1080 dwellings, 5 ha of employment land and supporting infrastructure...in this Plan period; and a further 40 dwellings, 5.6 ha of employment land and associated infrastructure thereafter". We have suggested a minor Modification to the wording of this clause to reflect the current position on the quantum of dedicated employment land to be provided on site (see our Matter 3 Statement and paragraphs 1.13 to 1.21 below for details).
- (iii) Clause 2. A) iv. of the Policy makes reference to the "*use of level access accommodation, such as bungalows, along the urban-rural interface, where appropriate*". It would seem that the intention of this requirement is to restrict development on the margins of the site (particularly to the north and the Green Gap) to single storey building heights. Justification for this restriction is not provided; existing properties on the boundaries of the site are two storey (and existing industrial premises somewhat higher) and given there is already a requirement to locate "lower density development on the periphery of the site" (clause 2. a) iii.), it is not considered that a requirement to limit building heights to single storey is justified and will contribute positively to good quality design and local character. In our view such a restriction is unjustified, particularly given the site context and implications in respect of the overall density of development that can be achieved (and thereby overall housing numbers) on the site;
- (iv) In respect of other policy requirements, we note that some elements have been translated into specified development quanta whilst others are not quantified. In order to enable an appropriate balance between defining the quantities of scheme element required by policy and maintaining a degree of flexibility in moving from policy to a well-designed masterplan (informed by technical site constraints and specialist consultation responses), we suggest that the wording of clause (g) i. and ii is adjusted to remove specific reference to quanta, but to retain reference to the IDP (for POS in clause g). i) and an arboricultural management plan (for clause g) ii.) as key documents which will govern the retention and provision of green infrastructure on site;
- (v) The reference in paragraph I i. of Policy 16 (Transport Connectivity) to "*and as a minimum a stepped cycle track either side of the carriageway*" is considered to be unduly prescriptive and given the nature of the site and transport infrastructure to be provided as part of the development, greater flexibility should be afforded to allow for optimum placemaking and design considerations to drive its design. It is noted that paragraph I iii. requires "*new pedestrian and cycle links from the site to neighbouring areas to the south, and if feasible to EES10 Carlton Forest to the north*" - the promoters consider it is unnecessary therefore to make reference to a cycle track in paragraph i. and more appropriate for cycling provision to be addressed under paragraph I iii of Policy 16.

- (vi) The requirements of paragraph I vii. of Policy 16 are considered unduly prescriptive. Specifying particular locations for improvement to off-site highways infrastructure in advance of the outcomes of site specific transport/junction assessment is not considered a sound approach. It should be noted that the promoters' highway consultants have agreed the scope of the transport assessment with the transport authority which includes the junctions that require consideration for off-site improvements and this will be reviewed and determined through the outline planning application and s106/highway obligations. We have suggested a minor modification to the wording of this para which would address this soundness point.

(b) Have the site constraints, indicative yield, development mix and viability considerations been adequately addressed?

- 1.13 We consider that in principle, the development mix/land uses proposed in policy is sound and that at a level appropriate for a local plan, high level site constraints have informed the Council's assessment of capacity and yield.
- 1.14 However, the extensive technical assessment and design work which the promoters have undertaken since the publication of the initial allocation plan in 2020 has provided an additional level of data and evidence. This has informed more detailed site masterplanning as part of the EIA and pre-application activity set out in the introduction to this Statement.
- 1.15 This work does not materially alter the overall site capacity in terms of built development and green infrastructure requirements. The quantum of residential development is achieved through adopting average residential densities which reflect the site's rural edge context, proximity to the Green Gap and existing properties, plus a small element of specialist housing provision at higher densities in and around the local centre (including extra care/care home).
- 1.16 As part of ongoing pre-application and design work, more detail is now available about the land take implications of delivering strategic green and grey infrastructure on site which was not available at the time of the original policy drafting. Specifically:
- (i) the engineering design of the distributor road and SUDs attenuation and drainage requirements taking into account the topography of the site;
 - (ii) quantifying the minimum offsets required from existing woodland and hedgerows; and
 - (iii) designing in appropriate green buffers between the new development and existing properties (southern edge), and the northern development extent relative to the Green Gap and countryside edge.
- 1.17 Whilst this does not present a material challenge to delivery of the site for the uses proposed, it does mean that future decisions around design details to be made as part of continued stakeholder consultation and through determination of OPAs which might impact on the site's ability to deliver the full extent of land take as currently specified in Policy 16.

- 1.18 In seeking to confirm the soundness of policy against this context, we note that the policy objective for a sustainable urban extension is to deliver a mix of jobs and homes on site, and that the indicative jobs yield from this development is approximately 1,000 jobs. HLM and IBA are committed to delivering the quantum of jobs sought on site as part of a well-designed mixed use urban extension which also retains a mix of dedicated employment land and mixed use/commercial floorspace capable of being well-integrated with other uses.
- 1.19 The masterplanning and EIA work which has been undertaken to support the pre-application activity demonstrates that the 1,000 jobs to be secured on site can be met through a mix of dedicated employment land and mixed use development on site, and in our view would not require the full 10.6 ha of dedicated employment land currently specified in policy.
- 1.20 Table 1 below sets out how this could be achieved without the need to set aside 10.6ha of dedicated employment land on site, but shows how a similar scale of jobs can be achieved retaining c. 6.5ha of dedicated employment land plus job generation from other non-residential development on site:

Table 1:

Land Use	Hectares	Floorspace*	Jobs ratio HE (sqm per job)	Assumed Jobs
Education			1 job per 10 pupils	42
Care Home	0.4			40
Local Centre Retail food and drink (Ea-c)	0.22	1,000	17	59
Employment Land				
Emp Uses (E(g) General Office)	2	9,000	12	750
Emp Uses (E(g) R and D and Industrial)	1.5	6,750	45	150
Other Mixed B uses "Small Business Workspace"	3.0	10,800	35	309
TOTAL	7.12 ha			1350

Assumes conservative 0.45 plot ratio.

- 1.21 We do not suggest that the policy as currently drafted is unsound in respect of the principle of dedicated employment land provision and taking the approach set out above to the delivery of jobs alongside homes does not lead to need to materially change the wording of Policy 16 HS1. Rather, we suggest that a Minor Modification is made to reduce the amount of dedicated employment land required on site from 10.6 ha to 6.5 ha referenced with the first paragraph of the policy (see Annex 1).
- 1.22 In terms of viability considerations, we can confirm that the physical and social infrastructure to be delivered on site as part of the allocation is considered fair and reasonable in terms of meeting

the s106 obligations criteria, and that this infrastructure has been built into the masterplanning of the site without detriment to its overall viability or delivery.

(c) Is there sufficient evidence to demonstrate that the site can be implemented and that all necessary infrastructure and mitigation measures required to support it are achievable and can be delivered?

1.23 As noted in the introduction to this Statement, the site is controlled by an experienced promoter/developer partnership with an excellent track record in delivering development and infrastructure at scale.

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1.24 Extensive work has taken place since 2019 on the masterplanning and technical assessment to inform development proposals for the site, informed by stakeholder consultation and pre-application discussions with officers which are at an advanced stage.

1.25 The assessments (including EIA) that have been carried out have identified and tested the necessary infrastructure and mitigation measures required to support the proposed development. Where possible, mitigation has informed the masterplan process, and the infrastructure required to meet the needs arising from the development has also been assessed as part of the masterplanning process. Information has been shared with officers as part of the pre-application submission.

(d) Is there evidence that the development of the allocation is viable and developable during the plan period?

1.26 There is no impediment to the bringing forward of the site for development: indeed, the expectation is that an outline application will be submitted in the near future. EIA and pre-application activity evidences this position. A suite of assessments and reports can be made available to the inspectors if requested.

1.27 The promoters have also reviewed and appraised the development costings in the IDP (July 2022) and are content that these are in line with their cost assumptions.

(e) Are there any omissions in the policy, and is it sufficiently flexible?

1.28 As stated above, whilst we do not consider there are any omissions in policy, we have suggested a limited number of Minor Modifications could be made to maintain an appropriate degree of flexibility in moving from policy to application without affecting the delivery of the overall policy objectives for a successful urban extension at Peaks Hill Farm.

(f) Are the main modifications suggested to the policy necessary to make the plan sound?

1.29 We understand that the First Addendum to the Local Plan (Jan 2022) made changes to the supporting text to clarify the housing numbers relative to the plan period and the approach to

masterplanning. We are content that these changes were appropriate and necessary for soundness. Whilst no Main Modifications have been made to the wording of Policy 16 HS1, as described above, the Minor Modifications which we consider would ensure the soundness of the Policy are set out in Annex 1 to this Statement.

Annex 1: Policy 16 HS1: Suggested Modifications to Policy and Supporting Text (Submission Version July 2022)

(Suggested deletions are shown as strikethrough; suggested additions in bold underlined text).

Page 76: Extract of Table under Policy ST15: Provision of Land for Housing

Reference	Site Name	Total Available (Ha)	Approximate Overall Capacity (net new dwellings)	Approximate net new dwellings by 2038
HS1	Peaks Hill Farm, Workshop	53.0 <u>63.7</u>	1120	1080

7.2 SITE HS1: Peaks Hill Farm, Worksop

- 7.2.1 Situated on the northern edge of Worksop, Peaks Hill Farm (in Figure 14) adjoins an existing residential area to the south and Existing Employment Site EES10: Carlton Forest, to the north-east. The site (~~53.0 ha~~) provides an opportunity to create a sustainable and well integrated urban extension – for **approximately** 1120 dwellings and **approximately 6.5 ha** ~~40.6 ha~~ of employment land - to significantly contribute to Worksop’s housing and local business needs in this plan period and the next. The site will have good access to a range of local employment, retail and community facilities within the planned development and Worksop itself.
- 7.2.2 Site HS1 will be guided by a comprehensive masterplan framework, including an agreed suite of supporting strategies, a design code, delivery strategy and phasing plan in accordance with Policy ST58. Together these will provide a visionary framework appropriate to the site’s delivery timeframe, as required by national policy¹. All will require community consultation and Council approval.
- 7.2.3 The first step was the site promoters Peaks Hill Farm Concept Plan 2020⁸. This set out the vision and broad development strategy for the site. A public and stakeholder consultation took place alongside the November 2020 Local Plan⁹ consultation. Comments will be used by the site promoter, where appropriate, to inform the masterplan framework for the site.



Figure 14: Peaks Hill Farm

- 7.2.4 Given the complex nature of delivering a large urban extension, it is considered appropriate to set a Local Plan growth target of c. 1080 dwellings to help meet local housing needs and strategic infrastructure priorities in this plan period, with the remaining homes to be delivered thereafter. On that basis, the Housing Trajectory shows that housing delivery is not expected to start on site until at least 2026-2027.
- 7.2.5 The site will provide a range of house types and sizes to contribute to meeting housing needs. These should include affordable homes, family homes, specialist housing and the opportunity to provide self-build plots should demand exist. Sustainable, innovative design of new development will be supported.
- 7.2.6 Complementing this will be the delivery of employment land – the principle has been agreed through a planning permission - allocated by Policy ST7 for up to 5ha in this plan period with a further **employment** land thereafter, expected to create approximately 1000 jobs including in the green technology sector¹⁰.
- 7.2.7 A high quality, landscape-led design influenced by its wider rural fringe location, prominent natural assets and heritage associations will be required. As a result, the development will sit within an extensive, interconnected multifunctional green/blue infrastructure network. This should include space for recreation, sport, play, active travel, food production and wildlife in accordance with relevant open space standards in Policy ST46 and the priorities for sport identified by Policy ST47. This will ensure all neighbourhoods have easy access to quality greenspace to meet their day to day needs.
- 7.2.8 The site adjoins the Worksop built up area but is situated within Carlton in Lindrick parish. As an urban extension to Worksop it can reasonably be expected that residents from this development will use the town for the majority of their service and infrastructure needs. On that basis, the housing numbers generated by Peaks Hill Farm contribute to Worksop's housing growth and infrastructure requirements.
- 7.2.9 The creation and enhancement of green/blue infrastructure will help achieve biodiversity opportunities mapping targets¹¹, partly through a requirement for 10% biodiversity net gain in accordance with Policy ST40. Proposals must be accompanied by an Ecological Impact Assessment, in accordance with relevant national legislation.
- 7.2.10 The site has a distinctive woodland setting - a requirement will be to retain and enhance these mature woodlands. An arboriculture management plan will be required to ensure that the wooded landscape is appropriately integrated into the design, and that new woodland planting is appropriate to the setting. The existing strong woodland significantly limits views from the wider landscape to the north. It will be important to retain and enhance this natural boundary treatment to reinforce the new development boundary of Worksop and the wider countryside.
- 7.2.11 On that basis, GG3: Carlton in Lindrick/Worksop North Green Gap (see Policy ST38) will ensure the continued separation of Worksop from Carlton in Lindrick. To reflect its location adjoining a green gap, appropriate design techniques such as soft landscaping, tree planting, low level accommodation and lower density development should be considered, particularly along the northern periphery to reinforce landscape quality.
- 7.2.12 Short views from Carlton Road east, across the landscape to the mature woodland is recognised by the Site Allocations: Landscape Study 2019¹², as important, and should be maintained. Its use as publicly accessible green/blue infrastructure to complement the woodland and provide an attractive gateway to the site should be sensitively integrated.
- 7.2.13 The site has a distinctive history; in the northern part of the site is a World War II Polish aircraft crash site dating from 1944. The design should incorporate a memorial in honour of the Polish Airmen who lost their lives there. This should be undertaken in consultation with the Council and the local community.

- 7.2.14 Additionally, there are a number of other heritage assets in the locality including the listed Broom Farm and Freshfields. A planning application should be informed by a heritage statement and archaeological assessment, which will inform the design, scale, layout and materials of development and will ensure all assets, including their settings are protected and where possible enhanced.
- 7.2.15 Provision for active travel and public transport to and through the site will ensure that existing and new communities are well-integrated and connected. Opportunities to connect to the nearby public rights of way network should be taken. The design should ensure that most residents are within a 20 minute walk/cycle of local services and public transport. On that basis, the new Local Centre, education facilities, community hub/sports facilities, and open space should be appropriately located to encourage sustainable access, to reduce car use for local journeys.
- 7.2.16 Peaks Hill Farm will provide a new distributor road linking Blyth Road (B6045) to Carlton Road (A60). This road will be dual purpose supporting a green corridor with complementary, segregated pedestrian and cycle links and public transport corridor. Further benefits will be seen elsewhere in Worksop: the Bassetlaw Transport Study 2022¹³ shows that the new road will significantly improve the flow and movement of traffic in and around Worksop, including through the town centre.
- 7.2.17 This evidence¹³ also considers the impacts of Peaks Hill Farm on a number of local junctions around the town. These include improvements to Blyth Road/Kilton Hill and Blyth Road/Farmers Branch. More detailed evidence in relation to traffic impacts will be required through a Transport Assessment for the site.

POLICY 16: Site HS1: Peaks Hill Farm, Worksop

1. **Land at Peaks Hill Farm, Worksop, as identified on the Policies Map will be developed for approximately 1080 dwellings, 5ha of employment land and supporting infrastructure as identified by the Infrastructure Delivery Plan⁷ in this plan period; with the balance of housing and a further 40 dwellings, 5.6 ha of employment land and associated infrastructure thereafter, as part of a safe, sustainable, quality living and working environment.**
2. **In this plan period, proposals to develop land at Peaks Hill Farm will be expected to deliver:**

Good quality design and local character

- a) a scheme of an appropriate scale, layout, form and materials, supported by a landscape statement, which protects and enhances the GG3: Carlton in Lindrick-Worksop North Green Gap in accordance with Policy ST38. This should include:
 - i. sensitive use of soft landscaping, such as trees, hedgerows;
 - ii. maintaining sightlines and views from and through the development, including the retention of short open views from Carlton Road east through use of green/blue infrastructure;
 - iii. lower density development on the periphery of the site with higher densities towards the centre of the site and its activity nodes;
 - iv. use of level access accommodation, such as bungalows, along the urban-rural interface, where appropriate;
- b) the sensitive design and location of buildings that maintain appropriate residential amenity for existing and future residents in accordance with Policy 48;
- c) a scheme of an appropriate scale, layout, form and materials which respects the significance and setting of affected heritage assets, including and a commemorative memorial in recognition of the World War II plane crash site, supported by a heritage statement to include the results of an archaeological assessment comprising a geophysical survey, intrusive site investigations and mitigation strategy;
- d) a scheme that ensures the requirements for non-minerals development in Minerals Safeguarding Areas in the Nottinghamshire Minerals Local Plan¹⁴ have been met.

Mix Of Uses

- e) a mix of housing types, sizes and tenures to meet local needs, including affordable housing, specialist housing, and serviced plots for self-build and custom homes, where appropriate, in accordance with Policy ST30;
- f) a residential care home, unless market evidence demonstrates a lack of demand in which case the land should revert to specialist housing designed to meet the needs of older people;

Green Blue Infrastructure

- g) a multifunctional, coherent and connected green/blue infrastructure network designed to promote climate resilience and to include:
 - i. ~~7.6 ha of~~ publicly accessible open space as identified by the Infrastructure Delivery Plan⁷, to include the land between Carlton Road and the woodland to the east. The future management and maintenance shall be agreed through a planning application;
 - ii. the retention of ~~approximately 8.4ha of~~ existing woodland and important hedgerows, as well as replacement planting for trees lost to development of at least equal amenity and ecological value of a local provenance. This should be informed an arboriculture management plan to ensure their positive integration and enhancement;
 - iii. a green, tree lined active travel corridor alongside the distributor road with species rich verges to support ecological connectivity;
 - iv. an in depth woodland buffer along the northern periphery of the site to provide a positive rural interface;
 - v. a green buffer along the southern boundary to provide appropriate separation with existing residential properties;

Social and community facilities

- h) 2.5ha of serviced land and an appropriate financial contribution towards enabling a 2 form entry secondary school satellite facility on site to address pupil growth associated with the development;
- i) a Local Centre to be located within a safe, easy walking and cycling distance to the majority of new households on the site, including a convenience goods store of an appropriate size, commensurate to its location;
- j) an appropriate financial contribution towards enabling off-site primary and acute healthcare services to address patient growth associated with the development;
- k) a community hub with sports pitches and appropriate ancillary accommodation;

Transport and connectivity

- l) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, referring to the development's Transport Assessment and Travel Plan, informed by advice of the Local Highways Authority including:
 - i. a new road designed to distributor standard, between a point of access on the A60 Carlton Road and a point of access on the B6045 Blyth Road; the alignment and technical specification should be capable of accommodating public transport and making appropriate provision for cycling ~~and as a minimum a stepped cycle track either side of the carriageway~~;
 - ii. a well-connected street hierarchy that provides high quality, safe and direct walking, cycling and public transport routes within the site;
 - iii. new pedestrian and cycle links from the site to neighbouring areas to the south, and if feasible to EES10 Carlton Forest to the north;
 - iv. appropriate highway demand management measures to be in operation throughout the lifetime of the construction of the site;
 - v. a financial contribution towards a high frequency bus service from the site to Worksop town centre and the wider area supported by appropriate on site public transport infrastructure;
 - vi. connections to the public rights of way network to the east and west of the site;

vii. appropriate improvements to off-site highways infrastructure as identified by the Infrastructure Delivery Plan and a Transport Assessment in the locality of the site. Depending on the outcomes of the Assessment this may include improvements to including towards: the B6045 Blyth Road/Farmers Branch, Worksop; and to the B6045 Blyth Road/ B6041 Kilton Hill, Worksop and to junctions at the A60 Mansfield Road/A619 roundabout; and at the A57/Claylands Ave/A60/Shireoaks Common junction. -

Infrastructure shall be secured by planning condition, agreement and/or other mechanism considered appropriate by the relevant infrastructure partners, the Council and the developer.

The proposed development on land at Peaks Hill Farm should deliver a scheme in accordance with an agreed masterplan framework for the site in accordance with the provisions above and Policy ST58.