

Bassetlaw Infrastructure Delivery Plan

May 2023



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1. INTRODUCTION

- 1.1 The Council has produced this Infrastructure Delivery Plan (IDP) to identify the infrastructure necessary to support the delivery of the Bassetlaw Local Plan 2020 – 2038 which covers the area shown in Figure 1 below.
- 1.2 The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG¹) 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 to 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.

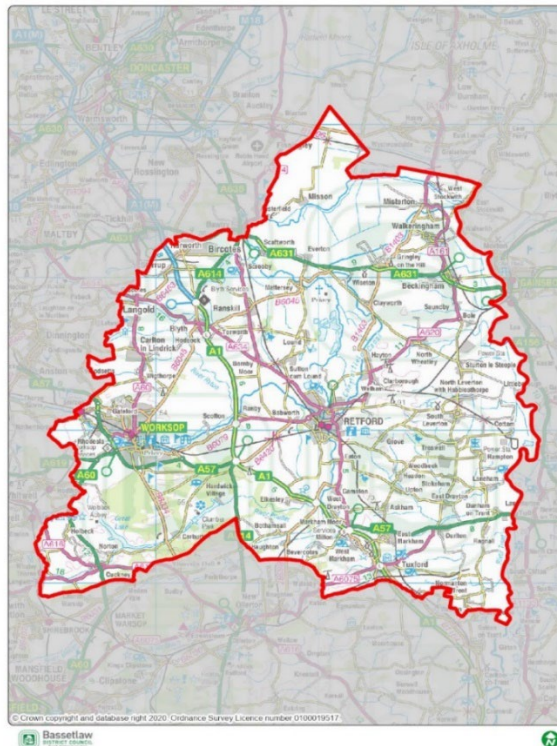


Figure 1: Bassetlaw District

- 1.3 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 identified area, and the particular circumstances of the proposed development sites and stage of preparation of the local plan. As such, this IDP considers infrastructure in a Bassetlaw context, and seeks to:
 - assess the existing provision of infrastructure throughout the District;
 - identify what additional infrastructure and/or improvements may be required to support the planned growth (site allocations) in the Plan;
 - identify whether provision is expected to be on or off-site, and/or whether a financial contribution may be sought to enable improvements;
 - identify potential sources of funding, such as the Community Infrastructure Levy (CIL), that the Council and its partners may use to deliver infrastructure;

¹ <https://www.gov.uk/government/collections/planning-practice-guidance>

- establish priorities for each of the infrastructure projects identified.
- 1.4 This IDP has been developed following consultation with infrastructure providers, and following discussions for the Examination of the Bassetlaw Local Plan in 2022-2023. This IDP supersedes all previous published versions of the IDP and the baseline assessment. However, the baseline assessment is that as submitted (dated 2021) unless evidence was submitted in the process of the Examination which led to an update.
- 1.5 Developers and landowners are expected to use the IDP to help identify the infrastructure requirements they need to consider providing over the plan period. It is expected that the details of infrastructure provision will be confirmed at planning application stage in order to meet the needs of each site allocation. For sites that deliver over several phases, the provision of infrastructure is expected to reflect the level of development and its associated impacts in each phase. Detailed technical assessments undertaken by developers through consultation with relevant infrastructure providers and the Council when preparing planning applications, such as a Transport Assessment/Statement will confirm the infrastructure sought for each allocation/phase of development.
- 1.6 It is therefore not possible at this stage to identify the details of each infrastructure item required or the specific costs of each infrastructure item. This is acknowledged by national PPG. Such details will be monitored annually through the Council's Infrastructure Funding Statement.

Structure of the IDP

- 1.7 To establish the existing capacity of infrastructure, a baseline assessment of infrastructure in the District is provided in Section 2. The infrastructure required to support planned growth in the Local Plan is set out in Section 3. Expected costs of infrastructure for the site allocations is outlined in Section 4 and the potential funding and delivery mechanisms is outlined in Section 5.

2. INFRASTRUCTURE CAPACITY BASELINE

2.1 This section provides an overview of the current capacity of infrastructure across the District. The conclusion for each section identifies whether there are any existing deficiencies in infrastructure provision. This has informed the priorities for future infrastructure provision in relation to the planned growth in the Local Plan in sections 3, 4 and 5 of the IDP.

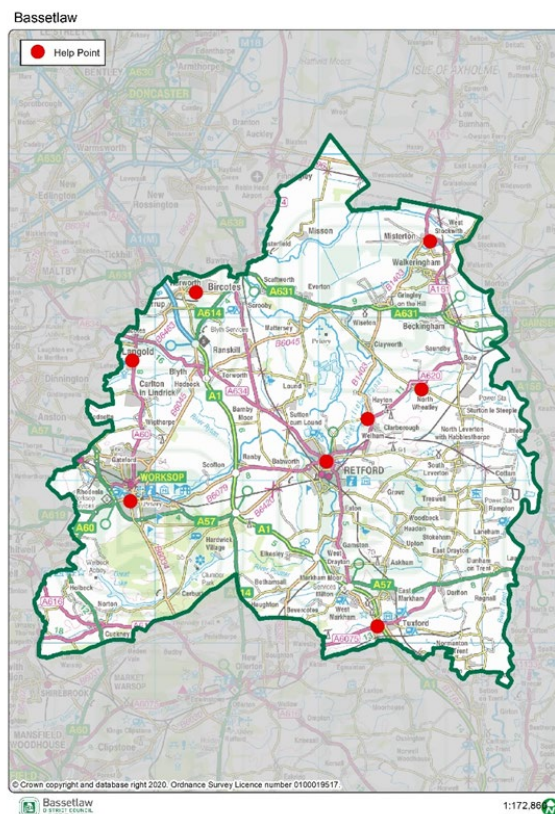
HELP POINTS

Introduction

2.2 The public can access a range of services through one-stop shops in Worksop and Retford and via a network of rural 'help points' (see map below) through well-publicised telephone numbers and through the Council's website. Additionally, there is a help point (during term time) at Normanton on Trent primary school.

2.3 Help Points work with community groups, Parish/Town Councils, Nottinghamshire Rural Community Council and Bassetlaw Citizens Advice Bureau to provide the following services:

- Benefits and council tax/business rates
- Planning and building control
- Education and welfare rights
- Housing advice (rent/applications/advice)
- Environmental health



Conclusion

2.4 The scale and distribution of Help Points across Bassetlaw means that there is sufficient capacity within existing facilities to accommodate the planned growth identified through the Local Plan. Therefore, there is no need to plan for any additional space over the plan period.

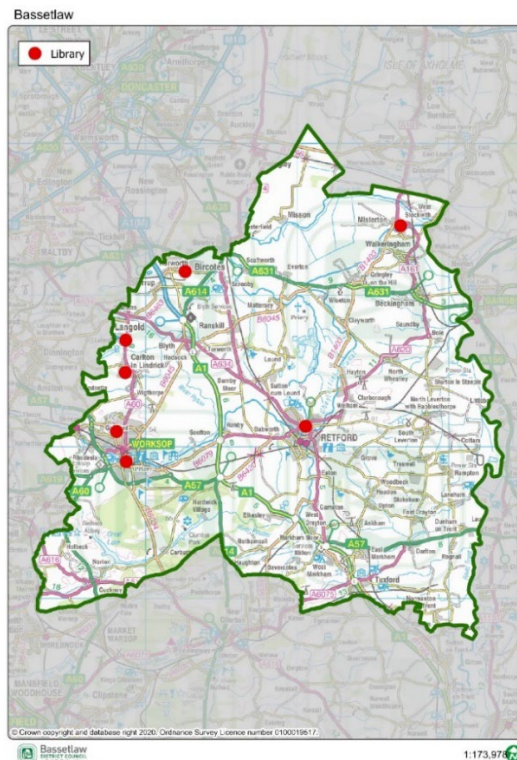
LIBRARIES

Introduction

- 2.5 Libraries within the District are managed and run by a Community Benefit organisation set up by Nottinghamshire County Council, known as Inspire. There are 7 libraries within the District: two in Worksop and one in each of the following settlements: Harworth & Bircotes, Carlton in Lindrick, Langold, Misterton and Retford (shown on the map below).
- 2.6 The libraries provide books for loan to children and adults (fiction, non-fiction and large print), PCs with a range of software (including free WIFI Internet and email) and a range of information services. Other facilities that are offered at the libraries include books in other languages, meeting rooms, scanners and photocopiers (for more detail, see table below).

Conclusion

- 2.7 The scale and distribution of Libraries across Bassetlaw means that there is sufficient capacity in existing Library provision to accommodate the planned growth identified through the Local Plan. Therefore, there is no need to plan for any additional space/facilities over the plan period.



	Bircotes	Carlton in Lindrick	Langold	Misterton	Retford	Worksop	Worksop-Balmoral
Books in other languages	N/a	N/a	N/a	N/a	Yes	Yes	Yes
Coffee bar/vending machine	Yes	Yes	N/a	N/a	Yes	N/a	N/a
County Council papers	N/a	N/a	N/a	N/a	Yes	Yes	N/a
Disabled access	Yes	Yes	Yes	Yes	Yes	Yes	Yes

	Bircotes	Carlton in Lindrick	Langold	Misterton	Retford	Worksop	Worksop-Balmoral
DVD	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Exhibition area	Yes	Yes	Yes	Yes	Yes	Yes	N/a
Fax	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Induction loops	Yes	N/a	N/a	N/a	Yes	Yes	N/a
Local studies centre	N/a	N/a	N/a	N/a	Yes	Yes	N/a
Meeting rooms	N/a	N/a	N/a	N/a	Yes	Yes	N/a
Newspaper/magazines	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Parents collection	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Photocopier	N/a	Yes	Yes	Yes	Yes	Yes	N/a
Public payphone	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Public toilets	N/a	N/a	N/a	N/a	Yes	N/a	N/a
Scanner	Yes	N/a	N/a	N/a	Yes	Yes	N/a
Talking books	Yes	N/a	Yes	Yes	Yes	Yes	Yes
Telephone directories	N/a	N/a	N/a	N/a	Yes	Yes	N/a

Table 1: Libraries and their resources

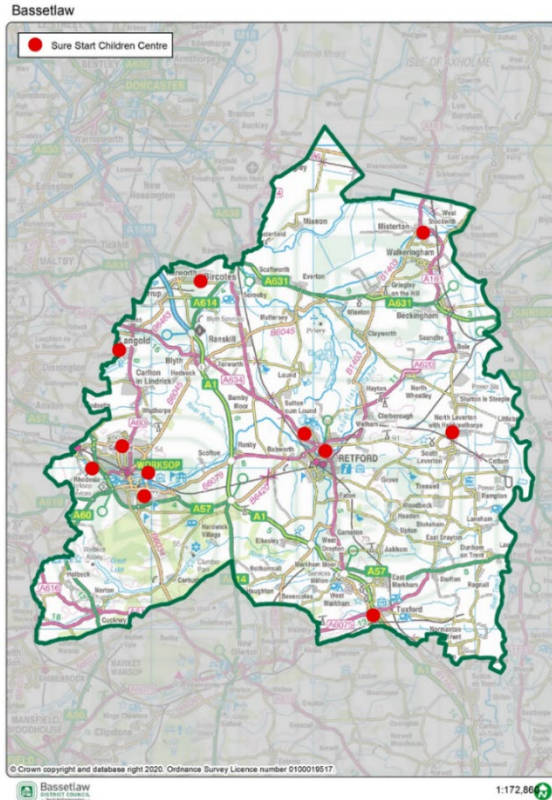
CHILDREN'S CENTRES

Introduction

- 2.8 Children's Centres are designed to offer children under five years of age, and their families, access to integrated early childhood services 'when and where they need them'. Many are accommodated in their own premises; others share premises or are based on several sites, with the defining feature being their unique way of getting public agencies to work together rather than a bricks and mortar presence.
- 2.9 The Department for Education has set out the core offer which all Children's Centres must provide:
- Information and advice to parents on a range of subjects including looking after babies and young children, the availability of local services such as childcare;
 - Drop-in sessions and activities for parents, carers and children;
 - Outreach and family support services, including visits to all families within two months of a child's birth;
 - Access to specialist services for those who need them;
 - Links with Jobcentre Plus for training and employment advice;
 - Support for local childminders and a childminding network.
- 2.10 The map below shows the locations of the Children's Centres. This shows that Bassetlaw is well served by designated Children's Centres or through co-location in other organisations premises.

Conclusion

- 2.11 The scale and distribution of Children's Centres across Bassetlaw means that there is sufficient capacity in existing provision to accommodate the planned growth identified through the Local Plan. Therefore, there is no need to plan for any additional space over the plan period.



EDUCATION Introduction

- 2.12 The following information has been provided by Nottinghamshire County Council (NCC) Education department, who are the Local Education Authority (LEA). NCC has a statutory responsibility to ensure there is sufficient provision for school places to meet the needs of Nottinghamshire. This includes managing the supply and demand of primary and secondary school places. The Department of Education allocates capital funding to enable local authorities to provide sufficient school places. However, should new development take place and there is an additional burden on a school the DFE funding would not cover those impacts, so there is an expectation that developers make a proportionate contribution to mitigate associated impacts on education facilities in the locality.
- 2.13 The information is based on the current situation in primary schools (and County-run nursery schools). This is updated periodically. All Secondary schools in Bassetlaw are Academies and are run independently from the County Council. There are also two privately run schools at South Leverton. There are no free schools, at present, in Bassetlaw.
- 2.14 The following information on primary school capacity is assessed by the number of current places and the projected growth and projected capacity at each school.

Summarised capacity	Range of school places ⁽²⁾	Colour on map
Large deficiency (LD)	-50 and below	LD
Small deficiency (SD)	-10 to -50	SD

Summarised capacity	Range of school places ⁽²⁾	Colour on map
At capacity (AC)	-9 to 9	AC
Small surplus (SS)	10 to 50	SS
Large surplus (LS)	50 and above	LS

Table 2: School Capacity Criteria

Forecasting Pupil Numbers

- 2.15 Projecting the demand for school places is critical if NCC is to fulfil its statutory duty to secure a sufficiency of places. Nottinghamshire uses a Capita ONE module, in line with many other authorities, and it provides an efficient and well supported process.
- 2.16 NCC groups schools across the county into different “planning areas”, which have been created following an analysis of the movement of children across school catchment areas, moderated by local knowledge of natural and man-made geographical boundaries, such as rivers and trunk roads that restrict access to some schools. Using this approach will provide a more accurate reflection of the specific areas and schools within the county that are likely to become pressure points.
- 2.17 School catchment areas can be viewed through the following link:
[Nottinghamshire County Council Websites](#)

Forecasting methodology

- 2.18 The methodology employed by NCC for forecasting pupil numbers is the same as that used by many other Local Authorities and is approved by the Department of Education on an annual basis. Population profile data is aggregated to postcode and age group, which enables the numbers of children in each cohort to be mapped against school catchment areas. In turn, this data is aggregated to the planning areas. This provides the number of young people living in each planning area organised by National Curriculum year cohort.
- 2.19 The statutory school census data for an individual school for each of the past 3 years is compared to the corresponding population profile data for the planning area in which the school is located. This results in a 3 year period percentage intake from the planning area. These 3 percentages are averaged; however, the average is weighted towards the more recent census year.
- 2.20 This percentage is then applied to the appropriate population profile data for the next 5 years to create a first admission and infant to junior projection for the following 5 years. There is always a degree of movement into and out of schools throughout the year and this is calculated to produce a “cohort flux”, losses or gains between one school year and the next. The average cohort flux for each year group over the past 3 years is calculated for the school and is applied then to each cohort projection to project numbers for the following year where there are any known housing developments; the pupil yield from these is recorded against the appropriate school(s).
- 2.21 This approach takes account of shifts in population and the expression of parental preference to a degree. However, parental preference can fluctuate over short periods of time, as can inward and outward migration, and factors such as these pose significant challenges to providing highly accurate projections of pupil numbers.

- 2.22 At secondary level, the planning of school places will recognise the wider geographical area served by secondary schools, and the greater flexibility they have in accommodating changing numbers. For these schools, assessments of future pupil numbers will be based initially on the historic transfer data from the current linked primary schools and analysis of previous parental preference. Forecasts of pupil numbers for secondary schools is based on the historic transfer of pupils (usually the average of the last three years) from their linked primary schools. Individual school intakes are adjusted to recognise parental preference, admission numbers, the usual number of successful appeals and general in and out catchment movement trends.
- 2.23 The staying-on rates into post 16 education within school sixth forms (Years 12 and 13) are based on recent staying-on rates. Where the assessment of future pupil numbers confirms that a change is needed in the capacity of an existing school or a change of age range, NCC will work closely with the school(s), governors, and the Regional Schools Commissioner and Education and Skills Funding Agency to ensure that there is clarity regarding the future pupil numbers, and that there are effective arrangements in place during any years of transition.

PRIMARY EDUCATION

Introduction

Worksop

- 2.24 There are twelve primary schools in Worksop. Six schools: Holy Family, Sir Edmund Hillary, Sparken Hill, St John's and Worksop Priory have a large surplus of places.
- 2.25 There is one school with a small number of surplus places; Prospect Hill, although this is likely to increase to 'at capacity' moving forward. Three schools are currently at capacity: Gateford Park, Norbridge and St Anne's. These are likely to remain at or above capacity in the future to 2033 and beyond.
- 2.26 NCC confirmed in March 2023 that a new 315 place primary school will be provided at the new Gateford Park development to address the needs generated by that development which is expected to help manage capacity issues at the current Gateford Park school. The first phase of the scheme would have the capacity for a 210-place school and a 26-place nursery. An expansion in the second phase would then take the capacity of the school up to 315 places.



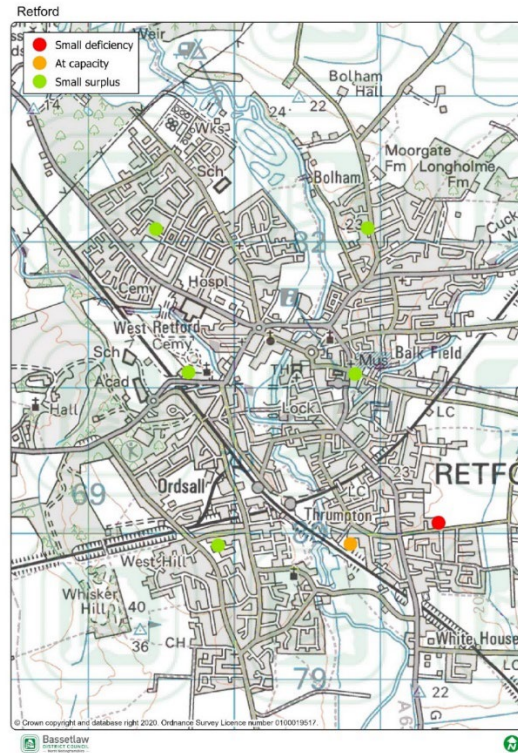
Name of school	Current Capacity 2019/20	Projected Capacity by 2032/33
Gateford Park Primary School	AC	AC
Holy Family Catholic Primary School	SS	SS
Norbridge Academy	AC	AC
Prospect Hill Infant and Nursery School	AC	SS
Prospect Hill Junior School	SS	AC
Redlands Primary and Nursery School	AC	SS
Sir Edmund Hillary Primary and Nursery School	SS	SS
Sparken Hill Academy	SS	SS
St Anne's CofE (Aided) Primary School	AC	AC
St Augustine's School	LS	LS
St John's CofE Academy	SS	SS
Worksop Priory Church of England Primary Academy	SS	SS

Table 3: Current and Future School Capacity in Worksop

Retford

2.27 There are seven primary schools in Retford. One school – Bracken Lane - is currently exceeding capacity and will likely continue to do so through the plan period. Other schools, Ordsall Primary School and Thrumpton Lane are either at or beyond capacity and are likely to remain constrained moving forward.

- 2.28 Based on current data there is a projected surplus of 263 primary places in the Retford Primary Planning Area, in the five year projection period 2019-2024. Given that around 1100 dwellings would yield around 248 pupils (based on formula), there would be sufficient primary school provision in Retford to meet the needs of the proposed development in the Local Plan.
- 2.29 However, NCC state that should there be a case where a single development would exceed 1000 dwellings, it is considered that a development of that size would be expected to generate sufficient demand to sustain its own primary school, plus associated pre-school.
- 2.30 Based on the total number of pupils generated and taking into account forecast capacity in the Retford primary planning area, a development would need to provide land and contributions to deliver a 1FE (210 places) primary school with the ability to expand to 1.5FE (315 places). The land and costs below would need to be secured via a planning obligation and are based on the cost per pupil data contained in the current NCC Developer Contributions document.

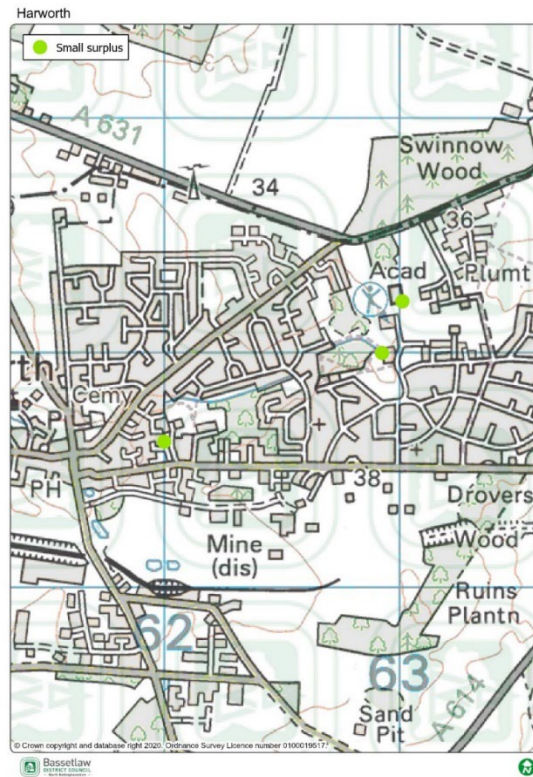


Name of school	Current Capacity 2019/20	Projected Capacity by 2032/33
Bracken Lane Primary Academy	SD	SD
Carr Hill Primary and Nursery School	SS	SS
Hallcroft Infant and Nursery School	SS	SS
Ordsall Primary School	SS	SD
St Joseph's Catholic Primary School	SS	LS
St Swithun's Church of England Primary Academy	SS	SS
Thrumpton Primary Academy	AC	LD

Table 4: Current and Future School Capacity in Retford

Harworth & Bircotes

2.31 There are three primary schools within Harworth & Bircotes. At 2019, there was a surplus of places within all the schools. This surplus is projected to decrease to an 'at capacity' by 2033 in St Patrick's Catholic Primary School and Harworth CofE Academy. After 2020 academic year, it is projected that Serlby Park will fall into a deficit of places.



School	Current Capacity 2019/20	Projected capacity 2032/33
St Patrick's Catholic Primary School	SS	AC
Harworth CofE Academy	SS	AC
Serlby Park	SS	SD

Table 5: Current and Future School Capacity in Harworth & Bircotes

Large Rural Settlements

Carlton in Lindrick and Langold

2.32 There are two primary schools in Carlton in Lindrick; Kingston Park Primary School and Ramsden Primary School. Currently Kingston Park Primary School has a large surplus and Ramsden Primary is at capacity. Kingston will continue to have surplus places over the plan period whereas Ramsden will run into a deficit by mid plan period.

2.33 Langold has two schools. Dyscarr Community School will continue to run a surplus over the plan period whereas St Mary St Martin is in a large deficit but will move into a surplus through the plan period.

2.34 The only primary school in Misterton has a small of surplus places in 2019 and will continue to have a small surplus over the plan period.

2.35 The Tuxford Primary School is currently at capacity in 2019/20, but will then go into a large deficit by 2033.

Settlement	School	Current Capacity 2019/20	Projected capacity 2032/33
Carlton in Lindrick	Kingston Park Academy	LS	LS
Langold	Langold Dyscarr Community School	SS	SS
Carlton in Lindrick	Ramsden Primary School	AC	SD
Langold	The Primary School of St Mary and St Martin	LD	SS
Misterton	Misterton Primary and Nursery School	SS	SS
Tuxford	Tuxford Primary Academy	AC	SD

Table 6: Current and Future School Capacity in Large Rural Settlements

Small Rural Settlements

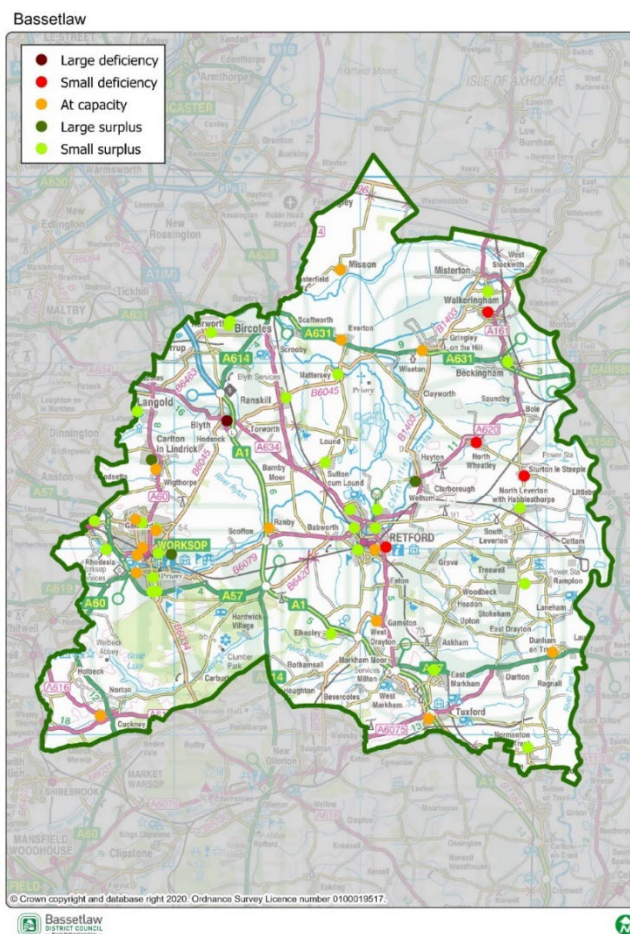
2.36

For all small rural settlements, there is only one primary school per village. A summary of the capacity of these schools is summarised in the table below. The map below identifies primary school capacity levels in Rural Bassetlaw.

Settlement	Name of school	Current Capacity 2019/20	Projected Capacity by 2032/33
Beckingham	Beckingham Primary School	SS	SD
Clarbrough	The Primary School of St Mary and St Martin	LS	LS
Cuckney	Cuckney Church of England Primary School	AC	AC
Dunham	Dunham Church of England Primary School	AC	AC
East Markham	East Markham Primary School	SS	SD
Elkesley	Elkesley Primary and Nursery School	SS	SD
Everton	Everton Primary School	AC	AC
Gamston	Gamston Church of England Primary School	AC	LD
Gringley	St. Peter's Church of England Primary School	SD	SD
Sutton cum Lound	Sutton-cum-Lound Church of England Primary School	SS	SS
Mattersey	Mattersey Primary School	SS	AC
Misson	Misson Primary School	AC	SS
North Leverton	North Leverton Church of England Primary School	SS	LS
Normanton	St Mathews	SS	SS
Rampton	Rampton Primary School	SS	SS
Ranby	Ranby CofE Primary School	AC	AC
Ranskill	Ranskill Primary School	SS	AC
Rhodesia	Haggonfields Primary and Nursery School	SS	SD

Settlement	Name of school	Current Capacity 2019/20	Projected Capacity by 2032/33
Shireoaks	St Luke's Church of England Primary School	SS	SD
Sturton-le-Steeple	Sturton-le-Steeple Church of England Primary School	AC	SS
Walkeringham	Walkeringham Primary School	SD	SD
Wheatley (North and South)	North Wheatley Church of England Primary School	SD	SD

Table 7: Current and Future School Capacity in Rural Bassetlaw



Conclusion

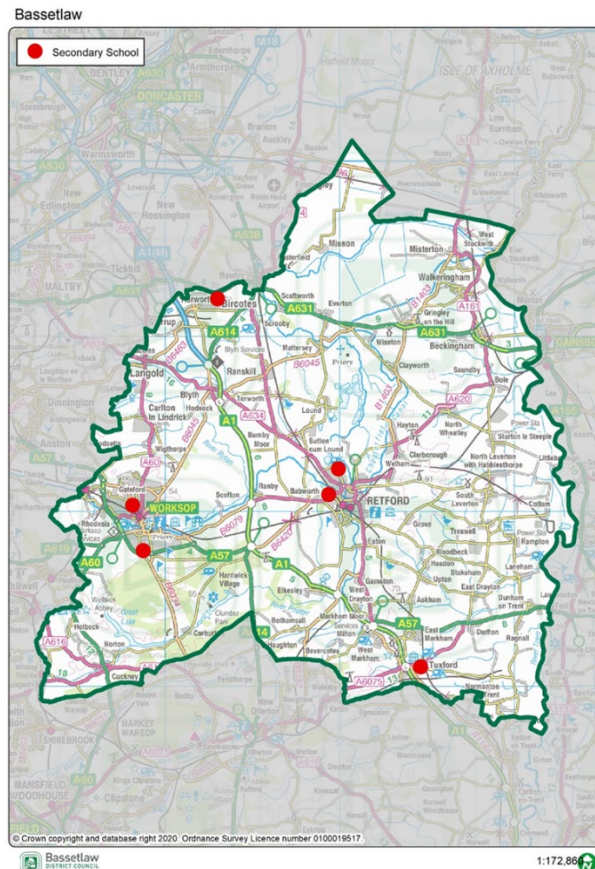
2.37 There are current deficiencies in Primary education provision in the District. There is also expected to be further deficiencies in some places by 2033. These are most prevalent within parts of Worksop, Retford, Carlton in Lindrick, Tuxford and some of the communities in rural Bassetlaw.

SECONDARY EDUCATION

Introduction

2.38 There are six secondary schools in Bassetlaw. All are academies. The six schools are; Outwood Academy (Portland), Outwood Academy (Valley), Serlby Park Academy, Retford Oaks Academy, The Elizabethan Academy and Tuxford Academy.

- 2.39 NCC confirm that there is forecast to be insufficient secondary school places, within Worksop including at the shared sixth form centre, during the plan period. This is even with taking account of the planned expansion to Portland Academy because the existing school estate cannot be expanded any further. The additional capacity will not be sufficient to accommodate further growth in Worksop associated with the housing allocated in the Bassetlaw Local Plan.
- 2.40 Further capacity is also likely to be required in Harworth & Bircotes in the medium to long term, utilising the existing school estate at Serlby Park Academy in order to mitigate the impact of existing housing commitments in the area. It is not currently anticipated that further capacity will be required in Retford or Tuxford to accommodate the proposals in the Bassetlaw Local Plan.



Settlement	School	Current Capacity 2022/23	Projected capacity 2026/27	Projected capacity 2031/32
Tuxford	Tuxford Academy	SS	SS	SS
Worksop	Outwood Academy (Portland)	AC	AC	AC
Worksop	Outwood Academy (Valley)	AC	AC	AC
Harworth & Bircotes	Serlby Park Academy	SS	AC	AC
Retford	Retford Oaks Academy	SS	AC	SS
Retford	Elizabethan Academy	SS	SS	SS

Table 9: Current and Future Secondary School Capacity

Conclusion

- 2.41 There are current deficiencies in Secondary education provision in the District. There is also expected to be further deficiencies in some places by 2032. These are most prevalent within parts of Worksop and Harworth & Bircotes.

FURTHER AND HIGHER EDUCATION

Introduction

- 2.42 North Nottinghamshire College is the leading further education provider and trainer in the North Nottinghamshire area, with 1,300 full time and over 9,650 part time students. The college employs around 540 staff. Additionally the secondary schools provide post 16 education.
- 2.43 The College works closely with large local employers to aid with the in-house training of staff. For example, the College have a learning centre at the Wilkinsons Head Office to provide training opportunities for existing staff. Furthermore, the College endeavours to work with businesses to the area such as Laing O'Rourke near Worksop to create opportunities for local people to secure jobs through specialised training courses in line with the company's requirements.
- 2.44 Additional facilities provided by the College include:
- A learning centre at Wilkinsons Head Office at Manton Wood, Worksop;
 - A post 16 centre in Retford;
 - A remote site at Serlby Park School through funding from the Bassetlaw Local Strategic Partnership;
 - Maintaining bus services to rural areas, allowing access to the college from these areas;
 - Early discussions with employers new to the area about skills and training plans.
- 2.45 North Nottinghamshire College has capital budgets for improvements and extensions direct from government.
- 2.46 The Bridge Skills Hub, Worksop also provides higher education programmes, including higher-level apprenticeships, foundation degrees, access to HE courses and degree top up courses.

Conclusion

- 2.47 In terms of higher education NCC confirm that provision of school places for post 16 education in Worksop is likely to experience deficiencies over the plan period. Further education requirements rely on personal choice, including preference of education establishment, availability of course, access arrangements and qualification entry. Therefore this is considered to sit outside the scope of the Local Plan.

BLUE LIGHT EMERGENCY SERVICES

Ambulance Service

Introduction

- 2.48 East Midlands Ambulance Service (EMAS) provides emergency and unscheduled care and patient transport services to 5 million people in an area covering approximately 6,425 square miles. EMAS employs over 3,500 staff at more than 70 locations, including three control centres at Nottingham, Lincoln and Northampton.

- 2.49 There are two ambulance stations within Bassetlaw, one in Worksop and the other in Retford. There are also stations at Newark and at Ollerton that also serve the Bassetlaw area. Furthermore, staff are now based at selected locations across the District in order to ensure that they meet response times. Therefore, stations are now used for training purposes, at the beginning and end of shifts and for any storage of equipment necessary.
- 2.50 New 'call connect' standards for measuring response times are regularly monitored. Call times are now measured from the first telephone ring rather than, as previously, the point at which key details were obtained from the caller. However, the targets are under review and may be subject to further change on the future.
- 2.51 The response times within Bassetlaw are around average with the mean response time being around 8 minutes. Within rural Bassetlaw, the response times are slightly longer at 9.5 minutes.

Conclusion

- 2.52 The EMAS considers that the planned growth in the Local Plan should not have a significant impact on the existing ambulance cover provision.

Fire Service Introduction

- 2.53 Nottinghamshire Fire and Rescue Service is carrying out fire prevention, fire safety, firefighting and rescue, road traffic collision extrication and rescue, and other emergency rescue activities such as responding to flooding or terrorism within the County. Within Bassetlaw, there are two whole time fire stations (at Worksop and Retford) and retained stations at Harworth, Misterton and Tuxford.
- 2.54 A new whole time fire station opened in Worksop in May 2022, having relocated from Eastgate to Vesuvius Way in Worksop.
- 2.55 The majority of calls for primary incidents within the District is from road traffic accidents and house fires. Road traffic accidents are the cause of the highest percentage of fatalities within the District.

Conclusion

- 2.56 The Nottinghamshire Fire and Rescue Service considers that the planned growth in the Local Plan should not have a significant impact on the existing fire service provision.

Police Introduction

- 2.57 Nottinghamshire Police operates two policing areas within Bassetlaw - West and East. West Bassetlaw policing area covers Worksop, Carlton, Langold and Blyth, and East Bassetlaw covers the rest of the district. The divisional headquarters are based in Queen's Buildings, Worksop with other stations located in Retford (East Bassetlaw headquarters) and Harworth & Bircotes. There are contact points in Misterton and Tuxford.

Conclusion

- 2.58 Nottinghamshire Police consider that the planned growth in the Local Plan should not have a significant impact on the existing police service provision.

HEALTH CENTRES AND HOSPITALS

Doctors, Health Centres and Pharmacy Introduction

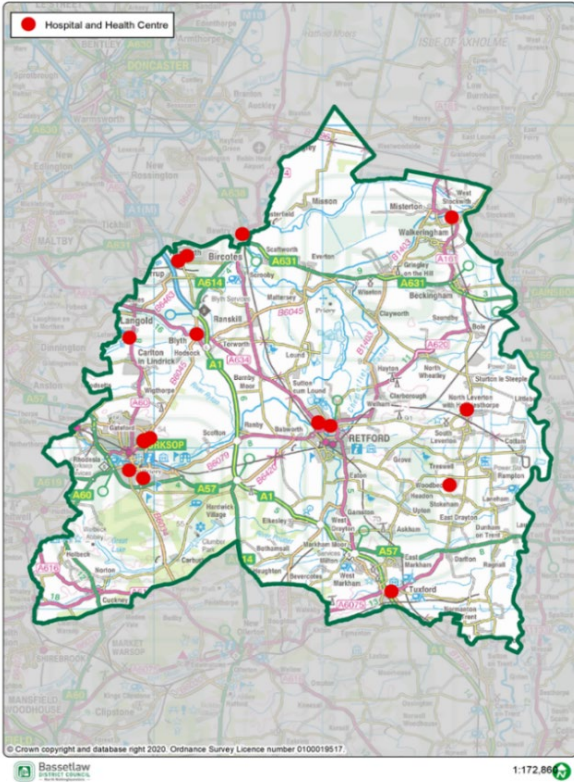
- 2.59 At the time the Local Plan was being prepared Bassetlaw Clinical Commissioning Group (CCG) were the Statutory NHS body with responsibility for the commissioning of health services for the people of Bassetlaw. Following a re-structure, the body is now known as the Bassetlaw Integrated Care Partnership. However, the information below provided by the CCG remains relevant.
- 2.60 There are 15 General Practitioner practices and care centres within the District. The General Practitioner premises in Harworth & Bircotes and three of the four surgeries in Retford (some of which are located on the Retford Hospital site) have been relocated into purpose built Primary Care Centres which offer a greater range of local services. These centres also provide space to accommodate a greater number of patients. The map overleaf shows the distribution in the District.

Settlement	Practice
Blyth	Blyth Surgery The Archway High Street
Carlton-in-Lindrick	Carlton Village Surgery Long Lane
Retford	Crown House Surgery, Retford Primary Care Centre
Retford	Kingfisher Family Practice, Retford Primary Care Centre
Langold	Lakeside Surgery
Worksop	Larwood Health Partnership, 55 Larwood
Worksop	Newgate Medical Group, Newgate Street,
North Leverton	North Leverton Surgery, Sturton Road,
Harworth & Bircotes	Oakleaf Surgery, Harworth Primary Care Centre,
Gringley	Riverside/Gringley Surgery, Leys Lane,
Harworth & Bircotes	Riverside, Harworth Primary Care Centre
Retford	Riverside Health Centre, Riverside Walk,
Misterton	Riverside, Marsh Lane
Tuxford	Tuxford Medical Practice, Faraday Avenue
Worksop	Westwood, Pelham Street

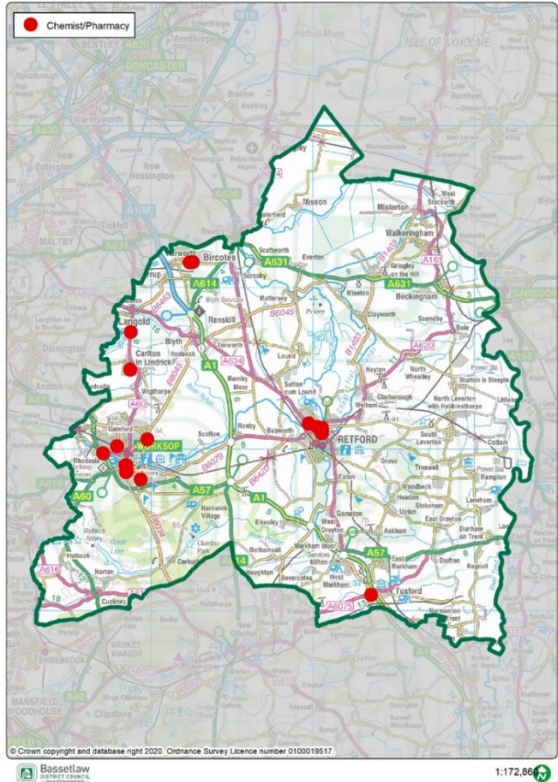
Table 10: List of GP Surgery Practices in Bassetlaw

- 2.61 Some of these facilities offer an in-built pharmacy where as others have one located within walking distance. There are 22 pharmacies in Bassetlaw (shown on the map overleaf), including those that are within retailers such as Boots and supermarkets.

Bassetlaw



Bassetlaw



Dentists

2.62 There are 11 Dentists in Bassetlaw (listed below) all of which offer NHS and private services.

Settlement	Practice
Retford	Carl A Godfrey
Carlton in Lindrick	Carlton Dental Practice
Retford	Churchgate Dental Clinic
Retford	Dental 22
Worksop	Kaye Rafferty & Associates
Langold	Langold Dental Surgery
Retford	P B Robinson
Harworth	PB Robinson & Associates
Worksop	Robinson & Associates
Worksop	The Dental House
Retford	The Dental Surgery

Table 11: Dental Practices in Bassetlaw

Hospitals

2.63 Bassetlaw Hospital, in Worksop, is one of the key hospitals in the Doncaster and Bassetlaw Hospitals NHS Trust. The Hospital has 170 beds and in the year 2018/2019 treated approximately 145,000 out-patients, 41,000 in-patients and dealt with 50,000 emergencies in the A&E Department.

2.64 Services at Bassetlaw Hospital include: A+E facility, children’s services, occupational health, mental health, screening services, maternity, radiography, scanning services, sexual health, dermatology, ultrasound, neonatal and pathology.

- 2.65 The hospital is one of the organisations teaching hospitals with extensive training programmes. Over 20% of staff are trained on-site.
- 2.66 Services available at Retford Community Hospital include an out patients department, physiotherapy, speech therapy, chiropody, audiology, child health, community occupational health, community nursing, Genito-Urinary medicine, intermediate care and medical imaging. There are, however, no in-patient services at Retford.
- 2.67 The health care providers consider to ensure that existing services can cope with the planned growth any future increase/improvement in provision will be linked to areas of most need. Future hospital capacity will also depend on any increases to Government NHS spending.

Conclusion

- 2.68 The health care providers consider that the scale and location of planned growth is expected to have an impact upon the existing capacity of primary health care services. These impacts are likely to be most prevalent in the urban areas where there is more demand for health services. Both Retford and Worksop have been identified as having capacity issues through the plan period. It has also been identified that Bassetlaw Hospital and Retford Community Hospital may experience an increase in patient numbers over the Plan period as a consequence of planned growth.

GREEN INFRASTRUCTURE

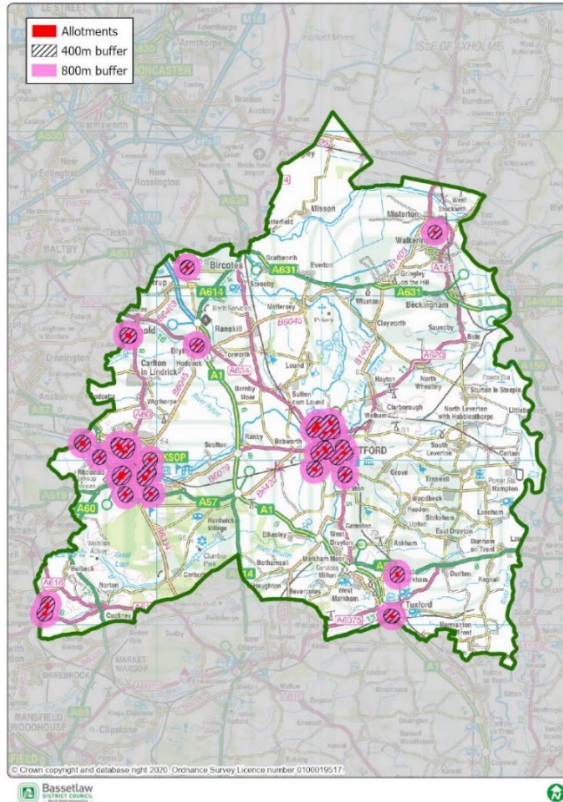
Allotments

Introduction

- 2.69 All information relating to open space is taken from the Open Space Needs Assessment Update 2020. The walking distances identified are considered to be an appropriate walking distance to each type of space.
- 2.70 It identifies that Bassetlaw has 36 sites classified as allotments, equating to just under 33.16 hectares. The following map shows the allotment distribution within Bassetlaw along with a 5-minute walk (400m) and a 10 minute (800m) walk from the allotment sites.
- 2.71 The National Society of Allotment and Leisure Gardeners (NSALG) gives a national standard of 20 allotments per 1,000 households (20 per 2,000 people based on two people per house or one per 100 people). This equates to 0.25 hectares per 1,000 population based on an average plot-size of 250 square metres (0.025 hectares per plot).
- 2.72 Table 12 below shows the allotment coverage in the District. Bassetlaw is considered to meet the NSALG standard; the minimum amount of allotment provision for Bassetlaw is 29.08 hectares, therefore the existing provision of 33.16 hectares exceeds the standard.

Conclusion

- 2.73 Whilst the quantitative level of allotment provision is appropriate to meet the needs of the existing population there is a deficiency in the distribution of allotment provision within the District. These deficiencies are predominantly in north Worksop, Harworth & Bircotes, Blyth, Misterton, Tuxford and the rural area.



Analysis Area	Number	Size (Ha)	Ha per 1000 Population
Worksop	11	16.17	0.35
Retford	16	10.33	0.44
Harworth and Bircotes	1	0.22	0.03
Blyth	1	0.24	0.11
Carlton in Lindrick	-	-	-
Langold/Hodsock	1	2.27	0.87
Misterton	1	0.10	0.04
Tuxford	1	0.60	0.13
Rural	4	3.23	0.15
Total	36	33.16	0.28

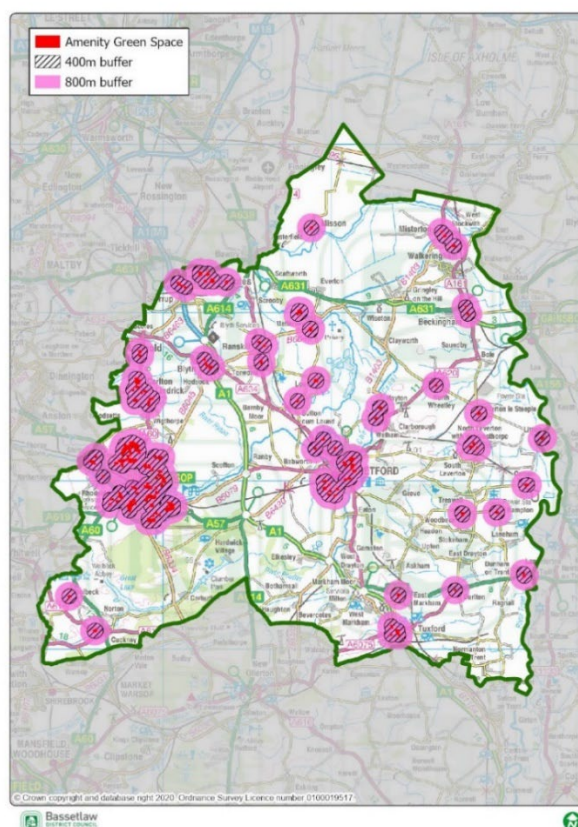
Table 12: Distribution of allotment sites by analysis area

Amenity Greenspace Introduction

- 2.74 There are 104 amenity greenspace sites, totalling almost 119.43 hectares, across Bassetlaw. The map below shows the distribution of the amenity greenspaces within Bassetlaw with a 5-minute walk (400m) and a 10 minute (800m) walk.
- 2.75 The table below shows the number of amenity greenspaces in each analysis areas along with the number of hectares.

Analysis Area	Amenity Greenspace	
	Number	Size (ha)
Worksop	46	75.21
Retford	15	11.26
Harworth & Bircotes	7	7.13
Blyth	2	1.45
Carlton in Lindrick	7	8.44
Langold/Hodsock	2	0.83
Misterton	2	0.83
Tuxford	1	2.01
Rural	22	14.10
Total	104	119.43

Table 13: Distribution of amenity greenspaces by analysis area

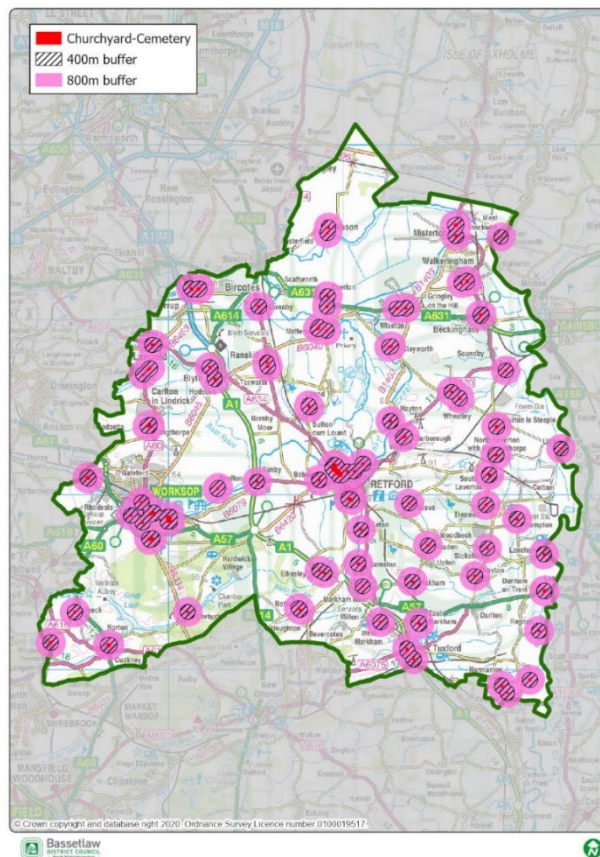


Conclusion

- 2.76 Whilst the quantitative level of amenity greenspace is appropriate to meet the needs of the existing population there is a deficiency in the distribution of provision within the District. These deficiencies are predominantly on the edges of the towns and within localised pockets of the Large Rural Settlements.
- 2.77 A key recommendation of the Open Space Assessment is to have less dedicated amenity greenspace but to have more multifunctional sites that provide for amenity greenspace activities. In areas of deficiency, the approach would be for new greenspace to provide for a range of open space uses, including informal recreation which is the primary purpose of amenity greenspace.

Churchyards and Cemeteries Introduction

- 2.78 There are 84 sites classified as cemeteries/churchyards, equating to over 56 hectares, in Bassetlaw. The following map shows the distribution of cemeteries/churchyards within Bassetlaw along with a 5-minute walk (400m) and a 10 minute (800m) walk.
- 2.79 The table below shows the distribution of cemeteries/churchyards across the district.



Analysis Area	Number	Size (ha)	Ha per 1000 Population
Worksop	7	12.38	0.27
Retford	7	15.71	0.66
Harworth & Bircotes	2	1.79	0.22
Blyth	2	0.94	0.42
Carlton in Lindrick	1	1.13	0.20
Langold/Holdsock	2	0.96	0.36
Misterton	2	1.45	0.58
Tuxford	2	1.14	0.25
Rural	59	20.50	0.95
Total	84	56	0.48

Table 14: Distribution of Cemeteries

Conclusion

- 2.80 There is projected to be a deficiency in Cemetery space in Worksop by 2030. This is because currently, cemetery capacity will reach its limit at Hannah Park by 2030. The

supply in Retford is more substantial and should last a minimum of 30 years. The Council will continue to work with providers to ensure that appropriate provision can be accommodated moving forward.

Civic Spaces Introduction

2.81 Civic space includes civic and market squares and other hard surfaced areas designed for pedestrians, providing a setting for civic buildings, public gatherings and community events. There are 8 civic spaces sites covering just over 3 hectares in Bassetlaw (see table below). These are located within the Main Towns of Worksop, Retford, Harworth & Bircotes as well as Tuxford.

2.82 In 2018, Harworth & Bircotes's civic space had public investment, improving its quality and is now used more regularly for community events.

Analysis Area	Number	Size (ha)	Ha per 1000 Population
Worksop	3	1.08	1.08
Retford	3	1.05	1.05
Harworth & Bircotes	1	0.88	0.88
Tuxford	1	0.05	0.05
Total	8	3.06	0.03

Table 15: Distribution of Civic Spaces in Bassetlaw

Conclusion

2.83 No long-term standards have been set of Civic Spaces and therefore no deficiencies have been identified.

Parks and Gardens Introduction

2.84 Parks and gardens covers urban parks, country parks and formal gardens (including designed landscapes), which provide 'accessible high quality opportunities for informal recreation and community events.'

2.85 The table and map below shows the provision of all parks and gardens in Bassetlaw with a 5-minute walk (400m) and a 15 minute (1000m) walk. The Open Space Assessment Update suggests that the majority of users are prepared to travel further to reach a park and may spend longer there than for other types of open space. As a result, a 1000m walking time is identified.

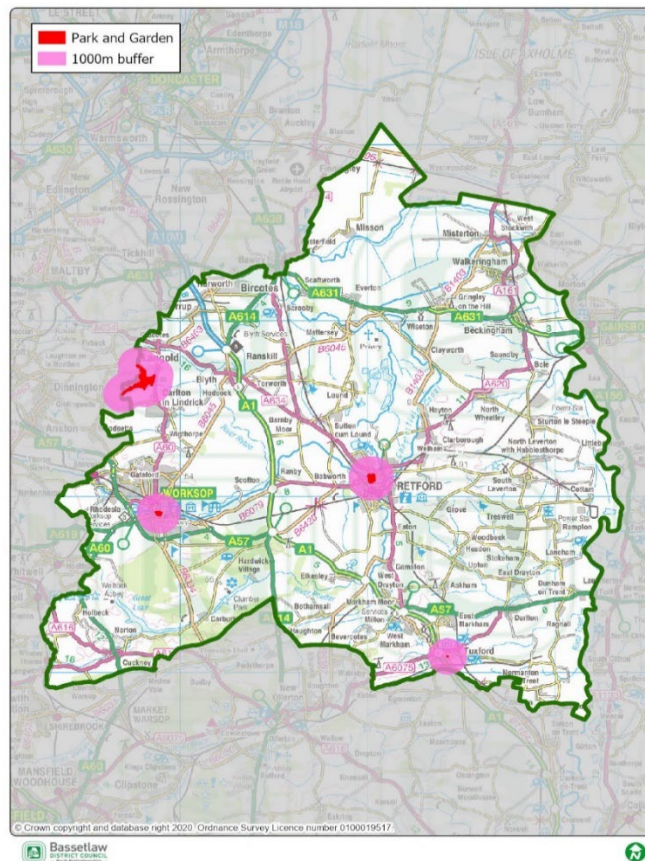
2.86 Four sites are classified as publicly accessible parks and gardens totalling almost 71 hectares. They are classified in the following ways to reflect their different characteristics:

- **Local park** - sites of 5 ha or less; smaller areas that attract almost all users from a particular area, normally located on the edge of housing estates and serving the immediate population.
- **District park** - sites between 5 and 55 ha; areas that attract a significant proportion of users from particular parts of the local area, designed principally for passive recreation, serving the recreational needs of the local population.

- **Strategic park** - sites of principal significance to the local and wider community and urban landscape, with specialised areas. Attracting a diverse and large number of visitors from a wide area.

Analysis Area	Local Park		District Park		Strategic Park		Total	
	No	Size (ha)	No	Size (ha)	No	Size (ha)	No	Size (ha)
Worksop	1	4.45	-	-	-	-	1	4.45
Retford	-	-	1	11.95	-	-	1	11.95
Langold/Hodsock	-	-	1	54.27	-	-	1	54.27
Tuxford	-	-	-	-	1	0.05	1	0.05
Total							4	70.73

Table 16: Distribution of parks and gardens sites by analysis area



2.87 There is provision of at least one park and garden in Worksop and Retford. Although provision is limited within the rural areas, this is to be expected as there are no settlements with significant populations to generate such a need for this type of provision. It is also reasonable to assume that residents have access to the countryside for some forms of informal recreation. There is currently no designated park in Harworth & Bircotes although other open spaces provide park-type functions for residents. However, the ongoing redevelopment of Harworth Colliery is expected to provide open space that could also provide for park functions to meet the needs of the new community.

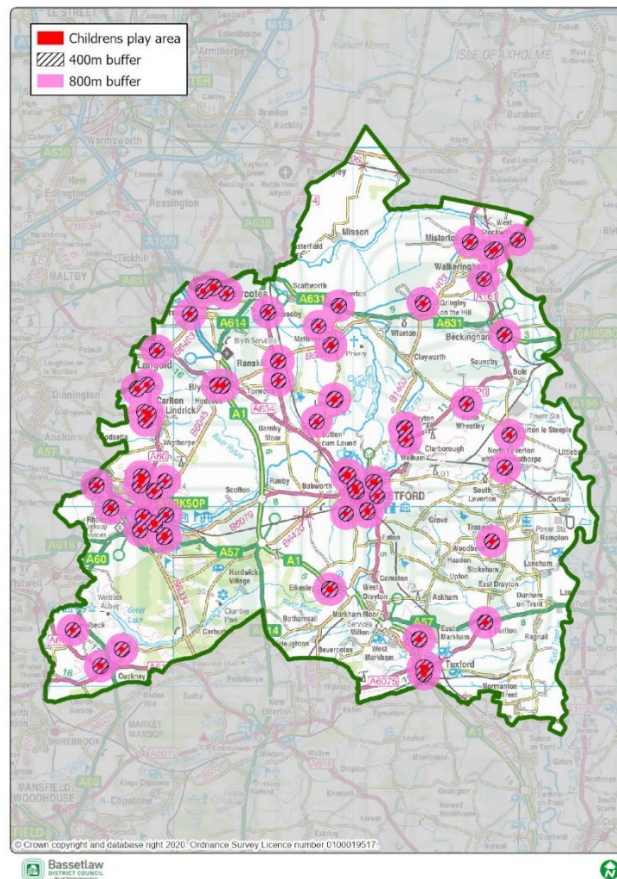
2.88 In addition to the above, there are a number of registered parks within Bassetlaw e.g. Clumber Park. These are not included within the Parks and gardens audit due to the fact that access to them is restricted by membership or payment.

Conclusions

2.89 There is sufficient provision of parks and gardens within Worksop, Retford, Carlton and Langold. However, parks are less accessible to parts of the rural area. Providing more park-type functions on existing greenspace in these areas and enhancing access to the countryside should be considered.

**Children’s Play Areas
Introduction**

2.90 There are 64 sites in Bassetlaw classified as play provision for children and young people, totalling just under 17 hectares. The map and table below shows the provision in Bassetlaw along with a 5-minute walk (400m) and a 10 minute (800m) walk from these sites. This shows a higher level of provision in Worksop and Retford which is considered appropriate as the urban areas are likely to have higher demand than other parts of the District.



Analysis Area	Children’s Play Area	
	Number	Size (ha)
Worksop	14	4.90
Retford	8	2.28
Harworth & Bircotes	3	1.23
Blyth	2	0.22

Analysis Area	Children's Play Area	
	Number	Size (ha)
Carlton in Lindrick	3	0.86
Langold/Hodsock	2	0.45
Misterton	3	0.44
Tuxford	3	0.91
Rural	26	5.63
Total	64	16.93

Table 17: Provision of Play Areas in Bassetlaw

2.91 The Open Space Assessment identified that the majority of users would walk to access play areas. Of these, the majority would travel 5-10 minutes. The study recommends that all residents are to be within a 10 minute walk time of high-quality play provision. On this basis, gaps in provision are identified within some settlements, particularly on the edge of both Worksop and Retford and also within Blyth.

2.92 The table below shows the target standard for each of the analysis areas within the District and highlights where existing provision is slightly lower than the expected standard in these settlements. It is expected that consented new development will provide children's play facilities to meet residents needs of sites such as at Gateford Park, Worksop, but because of the distribution of consented sites deficiencies may still be experienced in other parts of these settlements.

Analysis Area	Current Provision (ha per 1000 people)	Standard (ha per 1000 people)
Worksop	0.1	0.14
Retford	0.1	0.14
Harworth & Bircotes	0.15	0.15
Blyth	0.1	0.14
Carlton in Lindrick	0.15	0.15
Langold/Hodsock	0.19	0.19
Misterton	0.18	0.18
Tuxford	0.2	0.2
Rural	0.26	0.26

Table 18: Current Provision and ha Need per 1000 Population

Conclusion

2.93 The open space standards identify gaps in existing provision to meet current needs, particularly on the edge of the Worksop (Worksop North) and Retford (Ordsall, Retford North East). There are also gaps within some rural communities.

Tree and Woodland Cover Introduction

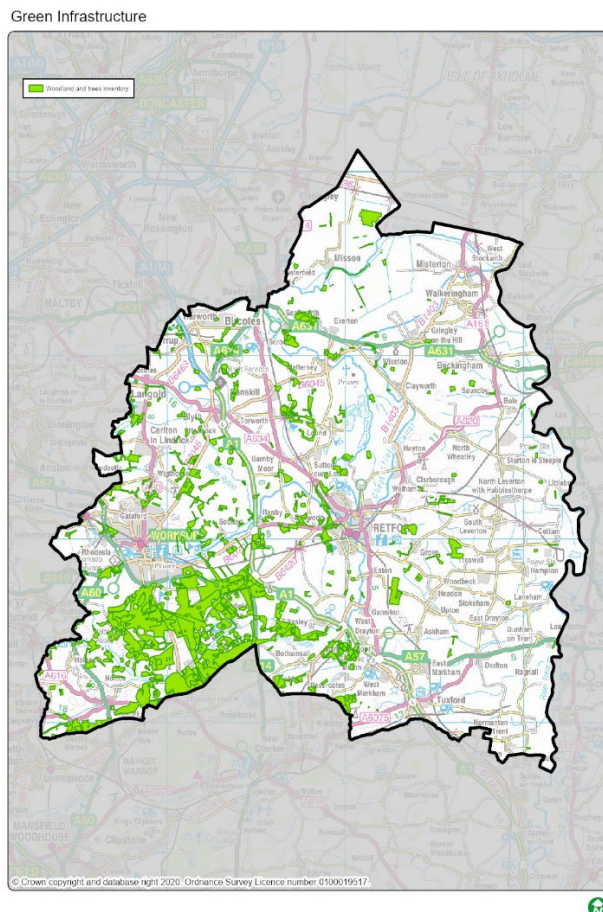
2.94 The Council recognises the climate change mitigation benefits trees can bring through its commitment to tree planting as part of the Sherwood Forest Reforestation Project, helping to reinstate the extent of this significant woodland in the District. This includes:

- In 2015, the Council's Cabinet endorsed the Vision and Purpose to establish the Sherwood Forest Regional Park. Whilst a Regional Park is no longer considered a

priority the principles of using tree-planting to deliver environmental improvements remain a thread of Council policy.

- In February 2019, Cabinet approved a financial investment to plant 400 legacy oaks grown from acorns from the Sherwood Forest in the District to celebrate the 400th anniversary of the journey of the Mayflower Pilgrims to America (known as the Mayflower 400 Legacy Oaks Project).
- In June 2019, Full Council committed to achieving carbon neutrality for Council operations which led to Priority 10 in the Council Plan: 'Encourage local tree planting by developing a long-term strategy on trees and their maintenance. Through the use of the planning system and by encouraging others to plant more trees in the district, we will seek to rejuvenate the Sherwood Forest area.'
- In June 2020, a report to Cabinet informed by The Carbon Trust identified the district's carbon footprint figure as 2,382 tonnes of CO2 equivalent (2018/19) and resolved to undertake initiatives to make ongoing and realistic reductions in the district's carbon footprint. Working with partners on tree planting initiatives was highlighted as important and included the Mayflower 400 Legacy Oaks Project, local planting schemes with the Sherwood Forest Trust.
- In December 2022 the Council planted 2000 trees at Kilton Forest Golf Course to help mitigate the impacts of climate change.

2.95 The map below shows the extent of existing woodland cover in the District.



Green/Blue Infrastructure Network

2.96 Green infrastructure comprises networks of multi-functional open space, at all scales. These networks comprise two components: nodes and corridors. Nodes are features (or in some cases clusters of features) of value that may be important habitat complexes, characteristic landscape features, public parks or often a combination of these and other uses. Corridors are the linkages that connect the nodes into coherent,

landscape scale frameworks that deliver significantly greater value than the nodes in isolation. They are the means for wildlife to move between nodes, providing different habitat functions whilst also enabling people to move between population centres and nodes. Examples include watercourses and bridleways.

2.97 Green infrastructure is also recognised for its improvement of the “liveability” of areas; improving their attractiveness to residents, employees, visitors and investors and promoting physical and mental well-being through its use and enjoyment.

2.98 Its fundamental principles are therefore the multi-functionality of open space resources, to enable them to maximise public benefit, and the connectivity of these resources into functional networks to ensure that the overall value of the network is greater than the sum of its component parts. Green infrastructure encompasses all open space elements within rural and urban landscapes. At the District scale the Green Infrastructure Study considers the following as green infrastructure assets:

- Trees and Woodland
- Watercourses
- Playing fields
- Biodiversity assets
- Cemeteries
- Public rights of way
- Hedgerows
- Amenity landscaping

2.99 The Green Infrastructure Study considers the value of green infrastructure in the District by theme:

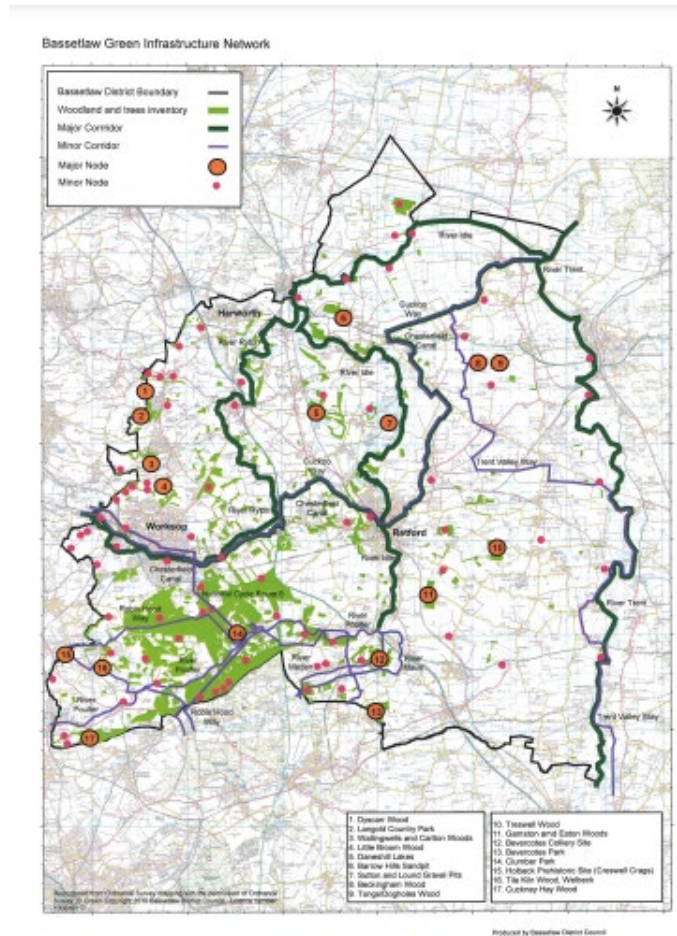
- Landscape character
- Biodiversity and geodiversity
- Trees and woodland
- Historic environment
- Natural processes and environmental systems
- Recreation and tourism
- Access and movement

2.100 The District’s green infrastructure has been subject to an objective assessment to determine which assets qualified as sufficiently valuable to be included as components of the existing green infrastructure network for the district. Assets were divided into nodes (for discrete features, e.g. parks) and corridors (for linear features, e.g. watercourses) and were then assessed against scoring criteria to determine whether they qualified as these features and to what level they qualified, i.e. whether they were major or minor features. For both, their multi-functionality and accessibility were assessed, with additional assessments of inherent value for nodes and connectivity for corridors. The final list of major and minor nodes and corridors was then compiled into the map below, which shows the extent of the existing green infrastructure network for Bassetlaw.

Conclusion

2.101 Existing Green Infrastructure should be protected and enhanced through the Local Plan. New development should consider the impact upon green infrastructure in the locality of the development. Use of tree planting should be considered to maintain the principles of the Sherwood Forest Reforestation Project, as one way to extend and

reinforce the green infrastructure cover but also to help mitigate climate change impacts of new development in the district.

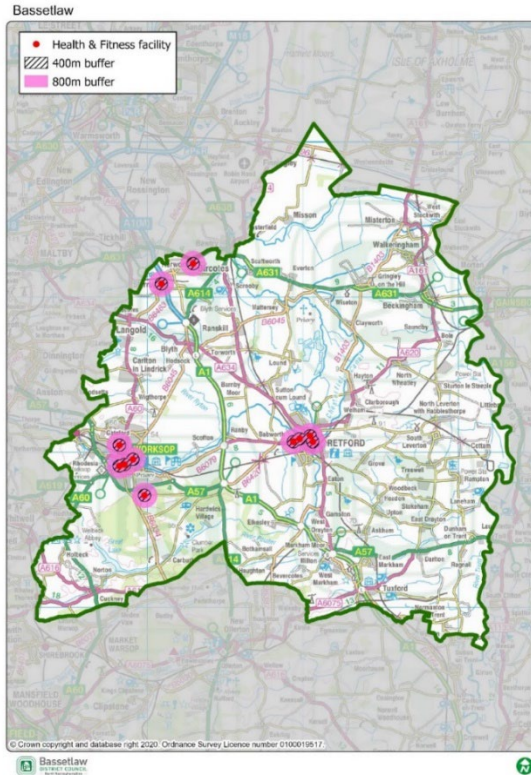


Health and Fitness Provision Introduction

- 2.102 There are 11 health and fitness centres, providing a total of 383 fitness stations in Bassetlaw (as shown in the table below). The private fitness sector in Bassetlaw is well established, reflected by the fact that 75% of sites are operated by the commercial sector (split 50% membership and 50% 'pay and play').
- 2.103 Provision at Bannatynes Health Club, Worksop significantly contributes to the availability of health and fitness provision in Bassetlaw. The largest local authority site is Worksop Leisure Centre, providing 35 stations.

Conclusion

- 2.104 The Council's Built Facilities Study 2021 does not identify any shortfall in the provision of Health and Fitness Centres in the District over the plan period.



Settlement	Place
Worksop	Bannatynes Health Club
	Apple One Fitness Centre
	Worksop Leisure Centre
	North Notts Community Arena
	Worksop Cricket and Sports Club
Retford	Retford Leisure Centre
	Club Energy
	Goodbodys Fitness Centre
	Shapes Health & Fitness (Ladies Only)
Harworth & Bircotes	Bircotes Leisure Centre
Styrrup	Styrrup Hall Golf & Country Club

Table 19: List of Health and Fitness Facilities

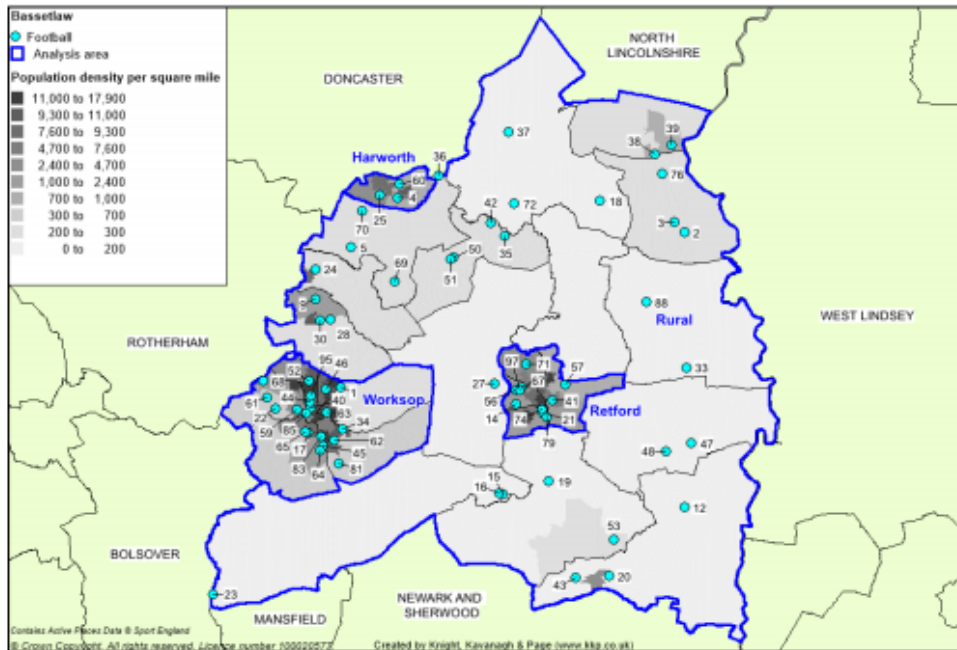
Playing Pitches

Football

2.105 The Bassetlaw Play Pitch Strategy Assessment Report 2019 (PPS) ² identifies 122 grass football pitches, across 66 sites in Bassetlaw. There are 100 pitches across 47 sites identified as being available for community use on some level, whilst 22 pitches across 19 sites are unavailable for community use. 13 pitches are maintained by the Council. The map below shows all 66 football pitches within the District.

2.106 There are two lapsed playing field sites which previously accommodated football pitch provision; Bevercotes Sports Ground and Bothamsall Cricket Pitch. Both sites have lapsed due to reduced levels of demand and un-regular maintenance.

² Read more at: [Bassetlaw District Council Website](http://www.bassetlaw.gov.uk)



2.107 Sites managed by Bassetlaw District Council are generally provided on school sites. Some of these are jointly managed with other organisations.

2.108 The PPS recorded that there are 147 football teams in Bassetlaw (as below). This is made up of 33 men's, 3 women's, 55 youth boys', 8 youth girls' and 48 mini soccer teams.

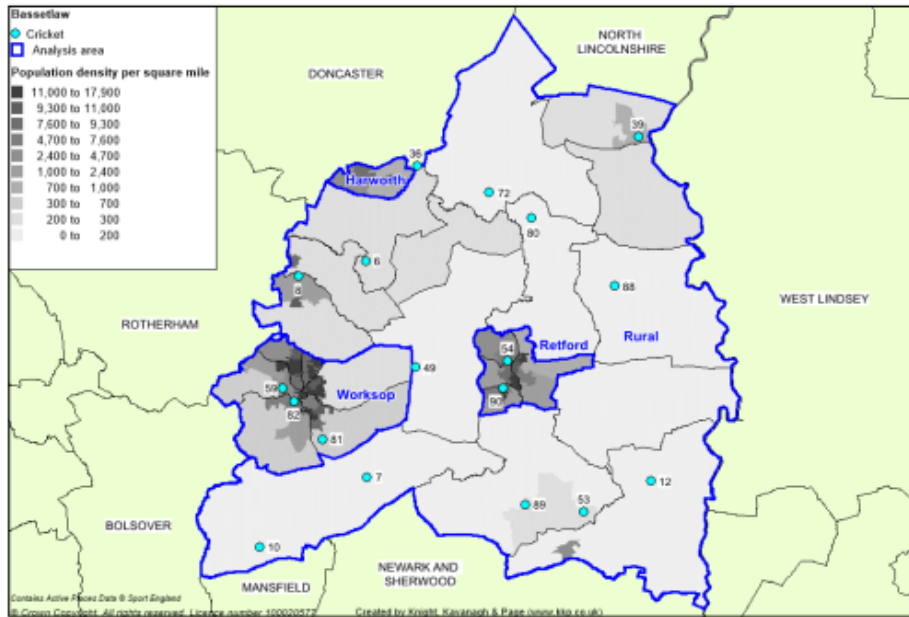
Analysis Area	Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Total
Worksop	4	2	4	3	2	15
Retford	10	11	4	4	6	35
Harworth & Bircotes	9	11	7	9	8	44
Rural	13	17	7	7	9	53
Total	36	41	22	23	25	147

Table 20: Football Teams in Bassetlaw

2.109 The PPS analysis identified that there is current spare capacity across all pitch types in Bassetlaw, apart from on mini 5v5 pitches, which are at capacity. After factoring in future demand, shortfalls become evident on youth 11v11 and mini 5v5 pitch types with youth 9v9 pitches being at capacity.

Cricket

2.110 The Bassetlaw and District Junior Cricket League (BDJCL) is the main provider of opportunities for junior cricket in the area. There are around eight leagues providing opportunities for senior cricket in Bassetlaw including Bassetlaw and District Cricket League (BDCL) and the Mansfield and District Sunday Cricket League. BDCL has 8 divisions and has a progressive structure through to the Nottinghamshire Premiere Cricket League. The map and table below shows the distribution of the cricket squares throughout Bassetlaw.



Analysis Area	Squares available for community use
Worksop	6
Retford	2
Harworth & Bircotes	-
Rural	16
Total	24

Table 21: Cricket Facilities in Bassetlaw

2.111 There are 16 cricket clubs in Bassetlaw, which are made up from 37 senior cricket teams and 24 junior cricket teams. This includes imported demand of one senior men’s team from Killamarsh Junior CC. There are no women’s hardball cricket teams.

2.112 The PPS identified three clubs with aspirations to increase their number of teams. It also identified that there is a sufficient supply of cricket provision to cater for current demand across Bassetlaw; however, there is a shortfall of capacity both at present and in the future in Retford. When accounting for anticipated future demand there is a minimal overall shortfall. Current provision should be protected and clubs should be supported to provide new provision as demand dictates.

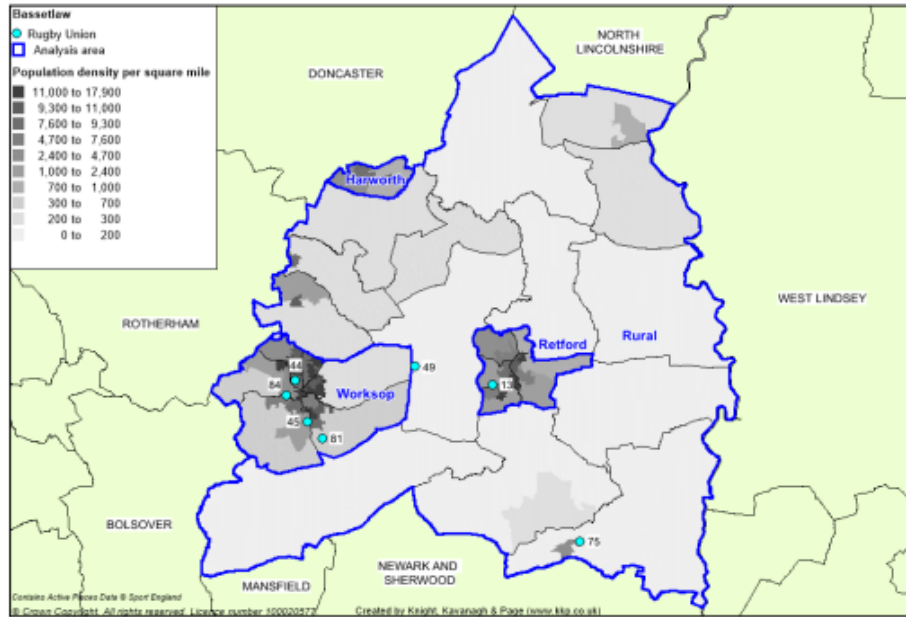
Rugby League

2.113 Bassetlaw Bulldogs RLFC is the only rugby league club based in Bassetlaw. The club has 3 teams. There is one senior and one mini rugby league pitch, both located at Rayners Field in the Rural Area. The senior pitch is overmarked with an adult football pitch which is used throughout the winter.

2.114 Current supply of rugby league pitches in Bassetlaw is sufficient to accommodate both current and anticipated future demand.

Rugby Union

2.115 The Nottingham Rugby Football Union (NRFU) administers rugby union across Bassetlaw. There are two rugby union clubs based in Bassetlaw; East Retford RUFC and Worksop RUFC. The map and table below shows the distribution of rugby union pitches in Bassetlaw.



Analysis Area	Pitches available for community use
Worksop	16
Retford	3
Harworth & Bircotes	-
Rural	6
Total	25

Table 22: Rugby Union Pitches in Bassetlaw

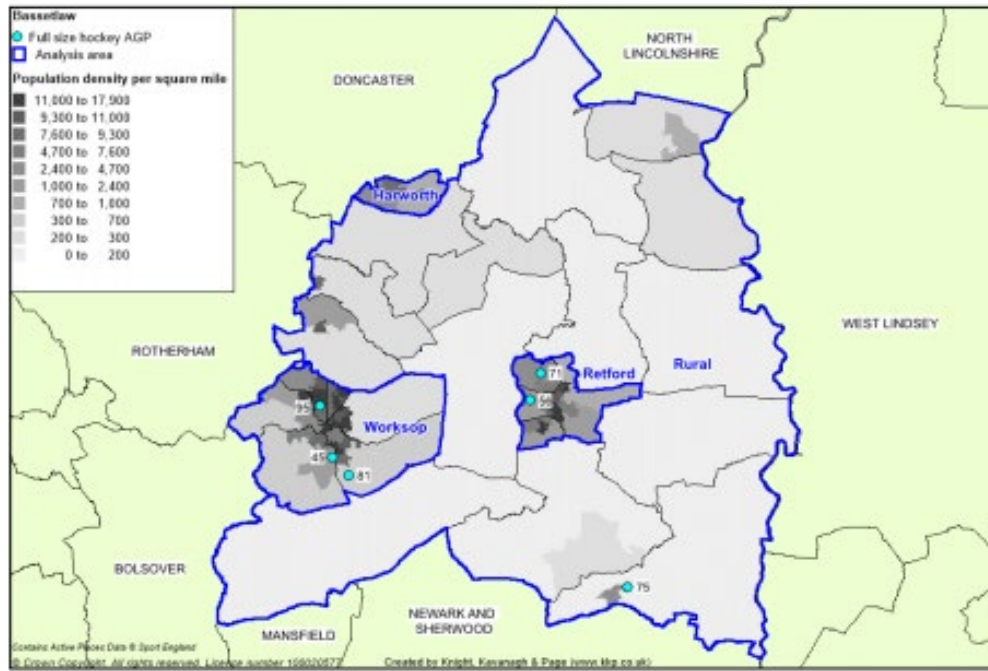
2.116 In total, there are 25 rugby union pitches in Bassetlaw across 7 sites, all of which, are available for community use. Worksop College is a key provider of rugby union provision and has 11 pitches (seven senior and four junior) which makes it the largest site for the sport within Bassetlaw. The College's feeder school, Ranby House Preparatory, is the sole location of all mini pitches within the District.

2.117 The PPS found that the current supply of rugby union provision is insufficient to accommodate current demand. Furthermore, future increases in demand (for both matches and training) exacerbate this shortfall meaning that current supply cannot sufficiently service anticipated future demand. Pitches at both club sites are rated as poor quality as well.

Hockey

2.118 Hockey in England is governed by England Hockey and is administered locally by the Nottinghamshire Hockey Association. There are two hockey clubs based in Bassetlaw; Worksop HC and Worksop Ladies HC.

2.119 Competitive league hockey matches and training can only be played on sand filled, sand dressed or water based artificial grass pitches (AGPs). There are 10 hockey suitable AGPs in Bassetlaw; 7 of which are full size and 3 which are smaller size. See these on the map and table below.



Analysis area	Location of AGPs
Worksop	Outwood Academy Portland
	Worksop College (2 pitches)
	St John's Church of England Academy (small size)
	Outwood Academy Valley
Retford	The Elizabethan Academy
	Retford Oaks Academy
Harworth & Bircotes	Serlby Park Academy (small size)
Rural	Tuxford Academy
	Langold Dyscarr Community School (small size)
Total	10

Table 23: Hockey pitches in Bassetlaw

2.120 The hockey suitable AGPs at Worksop College are owned and managed internally by the College, whereas the other pitches are managed for community lettings by Barnsley Premier Leisure (BPL).

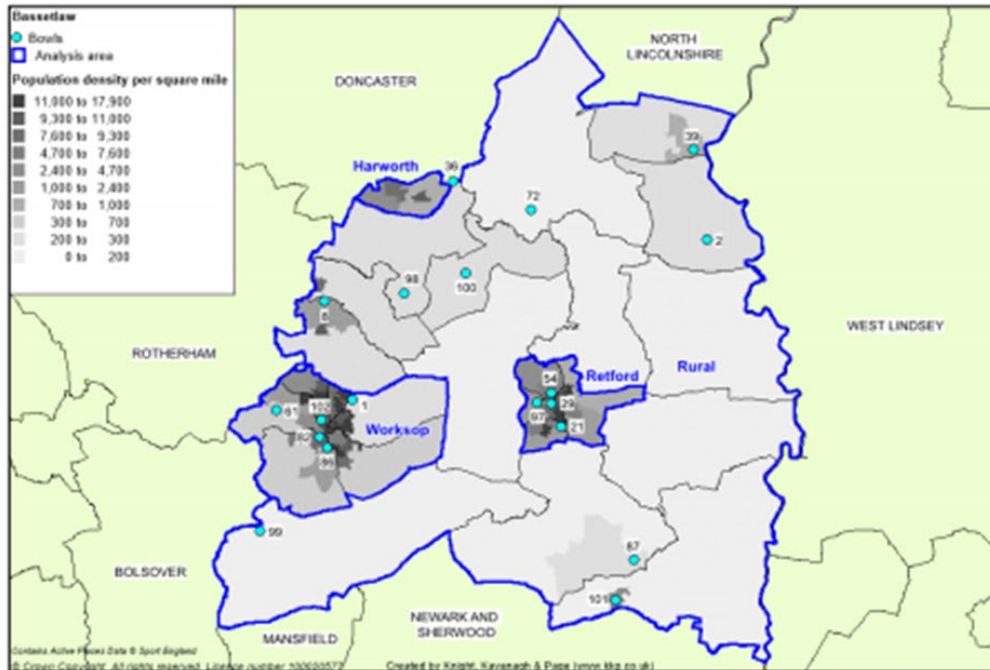
2.121 The PPS found that there is a need to retain three hockey suitable AGPs in Bassetlaw to accommodate current demand (Worksop College x two AGPs and Outwood Academy Valley x one AGP). This will also provide capacity for potential future growth opportunities (at Outwood Academy Valley). All remaining full size hockey suitable pitches, whether full size or smaller size, offer potential for surface conversion to 3G to reduce 3G shortfalls without impacting on current or future ability to cater for community hockey demand.

Bowling Greens

2.122 The majority of bowling greens in Bassetlaw are flat greens and Bowls England is the governing body responsible for ensuring effective governance of the sport across the country. However, there are also some crown greens with the British Crown Green Bowling Association (BCGBA) responsible for the national governance. There are 16 clubs using bowling greens in Bassetlaw.

2.123

In total, there are 22 bowling greens in Bassetlaw. This is made up of 4 crown greens across 4 sites and 18 flat greens across 16 sites, with 2 double green sites located at Worksop Cricket and Sports Club and Newgate Street. See these on the map and table below.



Analysis Area	Bowling Greens available for community use
Worksop	10
Retford	4
Harworth & Bircotes	-
Rural	8
Total	22

Table 24: Bowling Greens in Bassetlaw

2.124 The PPS has found that current supply of bowling greens is sufficient to accommodate both current and anticipated future demand.

Tennis Courts

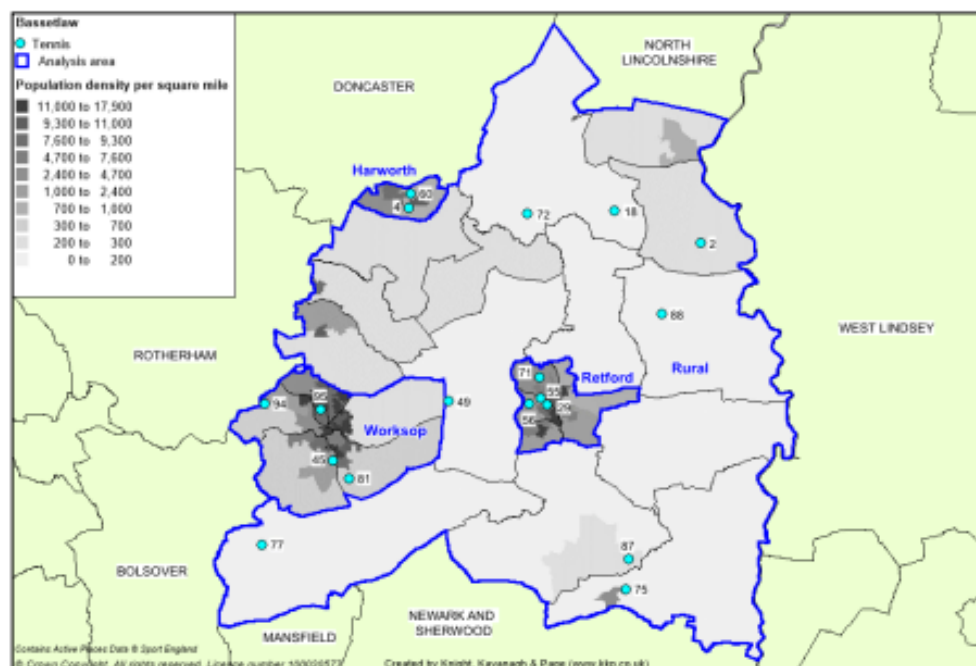
2.125 The Lawn Tennis Association (LTA) is responsible for the governance of tennis. It also supports the delivery of the sport locally across Bassetlaw. The LTA is currently delivering it's 2019 – 2023 British Tennis Strategic Plan which has a participation focus, seeking to build partnerships in the community, deliver great service to clubs and grow participation among children and young people.

2.126 There are three tennis clubs based in Bassetlaw; Retford TC, Welbeck TC and Wheatley TC. The provision of tennis court sites in Bassetlaw is on the table and map below.

Analysis Area	Courts available for community use
Worksop	21
Retford	14
Harworth & Bircotes	5
Rural	24

Analysis Area	Courts available for community use
Total	64

Table 25: Tennis Courts in Bassetlaw



2.127 There is a total of 66 tennis courts identified in Bassetlaw located across 18 sites including sports clubs, commercial and schools. Of these, 64 courts (97%) are considered to be available for community use across 17 sites.

2.128 The only site which is not classified as available for community use is Shireoaks Cricket Ground as it was privately purchased circa 2010. Anecdotal evidence suggests that the private owner of the site is in dialogue with the Council to re-establish community access for sport onsite. However, as it has limited/no community use, it is not counted.

2.129 The PPS found that there is sufficient club court supply in Bassetlaw to accommodate current and aspirational future demand. However, there is a need to increase the capacity of the courts at South Wheatley Village Hall to facilitate future growth aspirations which could be achieved through the installation of floodlights.

Athletics

2.130 Athletics is administered across the United Kingdom by UK Athletics (UKA). Locally, the sport is currently governed through England Athletics (EA) and many of the functions to support clubs locally is delivered through the Club Support Manager (CSM) network.

2.131 There are 12 CSMs, each responsible for a large geographical area that contains around 100 clubs. The CSM for Bassetlaw covers the regions of North Yorkshire, Humber and Lincolnshire and Nottinghamshire.

2.132 There are two prominent EA affiliated athletics clubs in Bassetlaw which are Worksop Harriers & AC and Retford AC. In addition, there is Bassetlaw Athletics Sports Club, which is not affiliated to EA and operates a satellite club linked to Doncaster AC.

- 2.133 There is one dedicated athletics facility within Bassetlaw which is located at Oaklands Playing Fields in Retford. In addition, there is a two-lane grass track at Manton Sports Club in Worksop. However, there is a limited availability to this grass track.
- 2.134 Worksop Harriers and AC currently has a total of 185 members. The Club accesses the grass track at Manton Colliery Athletic Club. They also utilise provision at Worksop College throughout the summer and North Notts Community Arena for winter training.
- 2.135 Retford AC has a total of 163 members. The Club reports that they have actively decided not to increase levels of participation as it does not have enough coaching capacity. As a result, it has a waiting list of approximately 12 juniors. The Club uses the facilities at Oaklands Playing Fields, however, would prefer to access a synthetic facility. Similar to Worksop Harriers & AC, the Club has to export its competitive demand outside of Bassetlaw to access suitable provision.
- 2.136 Bassetlaw Athletics Sports Club is a satellite club of Doncaster AC which has 24 members. The Club access indoor provision at The Elizabethan Academy for strength and conditioning and uses the track at Doncaster Athletics Club when required.
- 2.137 The PPS found that the current supply of athletics track provision at Oaklands Playing Fields is considered sufficient to cater for track and field athletics demand in Bassetlaw. However, there is a case for the improvement of quality of provision in order to increase the capacity available for Worksop Harriers & AC.

Conclusion

- 2.138 The PPS identifies deficiencies in the availability and distribution of different types of playing pitch provision across the District. The report states that new investment should focus on improving the accessibility and capacity of existing provision, whilst any new provision should be multifunctional to accommodate any shortfall in provision particularly within Worksop and Retford.

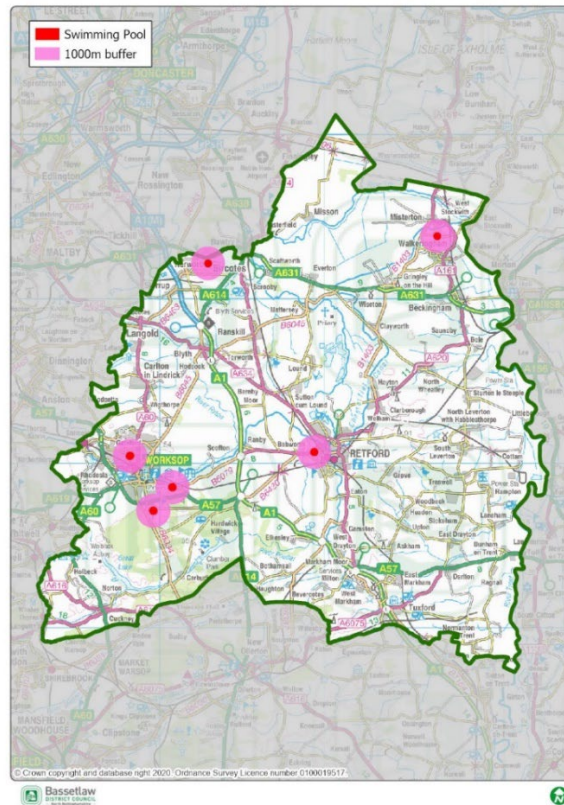
Swimming Pools

- 2.139 There are currently 6 sites providing swimming pool provision in Bassetlaw. Three of the swimming pool sites are at public leisure centres and are available for public swimming (Worksop Leisure Centre, Retford Leisure Centre and Bircotes Leisure Centre). Both Worksop Leisure Centre and Retford Leisure Centre include two pools; a full sized 25 metre pool as well as a teaching/learner pool which is 13 metres. Bircotes Leisure centre is a single pool site; it has a slightly smaller sized pool of 20 metres.
- 2.140 There are two education pool sites, at Misterton Primary School and Worksop College. There is one commercial swimming pool site, Bannatynes Health Club (Worksop). This pool has restricted access due to the fact that it operates on a membership basis only.
- 2.141 The Map below demonstrates the provision of all swimming pool provision in Bassetlaw along with a 5-minute walk (400m) and a 10 minute (800m) walk from the swimming pool sites.

Settlement	Site
Worksop	Bannatynes Health Club
	Worksop College
	Worksop Leisure Centre
Retford	Retford Leisure Centre
Harworth & Bircotes	Bircotes Leisure Centre

Settlement	Site
Misterton	Misterton Primary School pool

Table 26: Swimming Pools in Bassetlaw



Conclusion

- 2.142 Whilst the overall supply of swimming pools is currently sufficient to meet demand, the Built Facilities Study 2021 identifies that the distribution of demand is such that both Retford and Worksop are busy swimming pool sites. New demand from future growth and or any reduction in supply will increase this used capacity and the cost of managing and maintaining these centres. The Built Facilities Study recommends that any future investment in all swimming pool sites should be prioritised to modernise the provision and to increase capacity where necessary.

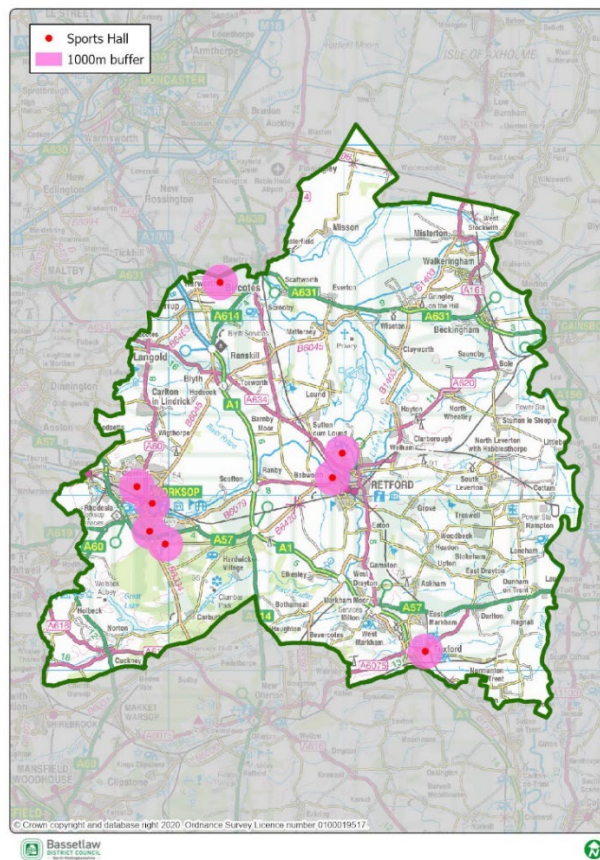
Sports Halls

- 2.143 There is one local authority public leisure centre sports hall site, Bircotes Leisure Centre (opened in 1976 and modernised in 2008). The North Notts Community Arena is the former Bassetlaw Leisure Centre (opened in 1983); it has a 4-badminton court main hall of 33m x 19m. The Centre is operated by North Notts Community Leisure Limited, a not for profit organisation with charitable status.
- 2.144 There are 6 sports hall sites which are owned by educational institutions, schools and colleges, these sites represent 75% of the total sports hall supply in the District. The largest education sports hall is Outwood Academy (Portland) (opened in 2008) which has a 5-badminton court main hall. This size of the main hall can accommodate multi sports use at the same time.
- 2.145 There are three sports halls, one at Outwood Academy (Valley) (opened in 2008), The Elizabethan Academy (opened in 2007 and modernised in 2015) and Tuxford Academy (opened in 2007). All have a 4-badminton court main hall and a separate activity hall. The other two education sites; Retford Oaks Academy (opened in 2007)

and Worksop College (opened in 1996) are single sports hall sites, within a main hall. The size of a 4-badminton court sports hall does vary. However, all of the education sports hall sites, apart from Retford Oaks Academy have larger sports halls.

2.146 An important consideration in the provision of sports halls is access. This is particularly significant because the majority of sports halls are on school sites. This suggests that, whilst there is a good range of sports hall provision in the District, access could be restricted at a number of sites. However, it is recognised that arm's length management of secondary school sites generally allows good levels of community use.

2.147 The map and table below shows the provision of all sports hall provision in Bassetlaw along with a 5-minute walk (400m) and a 10 minute (800m) walk from the sports hall sites.



Settlement	Sports Hall
Worksop	Worksop College
	North Notts Community Arena
	Outwood Academy (Valley)
	Outwood Academy (Portland)
Retford	Retford Oaks Academy
	The Elizabethan Academy
Harworth & Bircotes	Bircotes Leisure Centre
Tuxford	Tuxford Academy

Table 27: Sports Halls in Bassetlaw

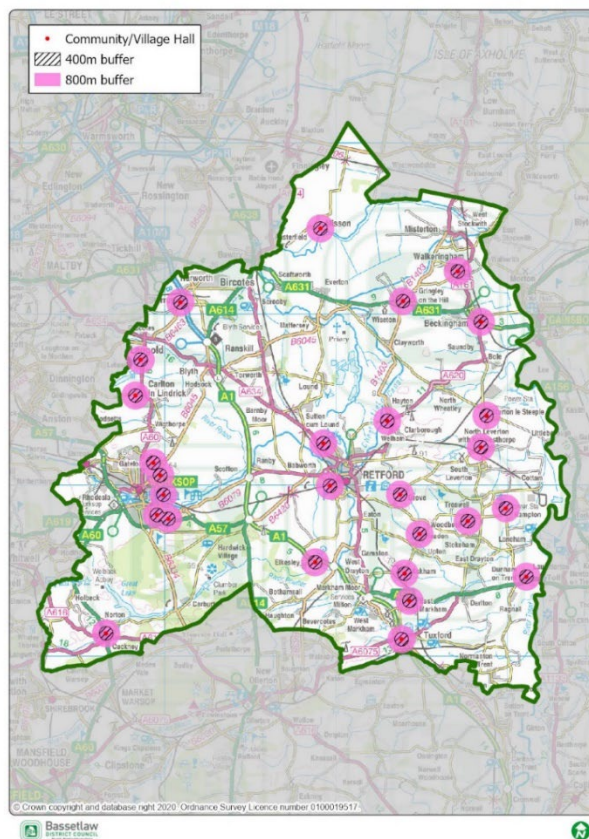
Conclusion

2.148 The Built Facilities Study 2021 identifies that there are some shortfalls in Sports Hall provision in Worksop and Retford. This is largely due to the lack of availability to hire these spaces due to high demand for sports halls in the District. It identifies shortfalls in Badminton court spaces. The study recommends that the Council continue to work with relevant providers to increase capacity of existing sites and support the accessibility to the public for new space provided over the plan period.

Community Halls

2.149 There are 43 community centres and village halls in Bassetlaw. Village halls and community centres are important to residential neighbourhoods and rural areas as they create a focal point for community activities. These types of facilities are not primarily for use as sports facilities, although many are utilised for activities such as badminton, table tennis, martial arts and keep fit classes.

2.150 The map below shows the provision of all community halls and village halls in Bassetlaw along with a 5-minute walk (400m) and a 10 minute (800m) walk from the community halls sites.



Conclusion

2.151 There have been no standards identified for community halls and therefore no deficiency has been identified. However, to support sustainable development, and to ensure existing facilities are not over burdened by residents of new development, new community facilities/halls should be provided on larger scale developments.

Older People’s Housing

Introduction

2.152 The population of older persons in the District is increasing, driven by demographic changes including increasing life expectancy. This is a key driver of the need for housing which is capable of meeting the needs of older persons. The Housing and

Economic Development Needs Assessment (HEDNA) 2020 shows that Bassetlaw has a relatively old age structure, with 22% of the population being aged 65 and over in 2019. This compares with 19% regionally and 18% nationally. The proportion of the population aged 75 and over is also slightly higher than seen in other locations.

- 2.153 There is a variation across the District in the proportion of people aged 65 and over: ranging from 19% in Worksop, up to 22.6% in Retford to 25% in the Rural area.
- 2.154 The Council's housing stock of houses, flats and bungalows used to be managed by a separate Management Organisation, A1 Housing (Bassetlaw Ltd). Since 2017, the management responsibilities now reside with the District Council. There are 2725 Council-owned properties in Bassetlaw designated for older people shown in the table below.
- 2.155 There are different types of older people's accommodation provided across Bassetlaw. Sheltered housing (mainly flats and bungalows) enable older people to live independently with the support of wardens/scheme managers, if required, and access to help and support 24 hours/7 days a week via a community alarm system.
- 2.156 The Council also provides Extra Care housing in Worksop and Harworth & Bircotes, which enables older people with care needs to maintain independent living in their own homes. Recently examples of Extra Care housing includes two grant schemes in collaboration with Nottinghamshire County Council, at Priory Court, Worksop (53 units) and Hawkins Close, Harworth & Bircotes (24 units). In the private sector, there are 16 residential care homes providing a higher level of care for people no longer able to sustain independent living.

Parish	Letting Area	Senior Citizen Bungalow	Senior Citizen Flat	Total
Beckingham	Beckingham	24	-	24
Blyth	Blyth	22	-	22
Bothamsall	Bothamsall	6	-	6
Carlton in Lindrick	Carlton – Non Wimpey Est.	149	-	149
Carlton in Lindrick	Costhorpe	71	-	71
Clarborough	Clarborough	14	-	14
Clayworth	Clayworth	4	-	4
Cuckney	Cuckney	14	-	14
Dunham on Trent	Dunham	6	-	6
East Markham	East Markham	28	-	28
Elkesley	Elkesley	20	-	20
Everton	Everton	14	-	14
Gamston/West Drayton	Gamston	6	-	6
Gringley on the Hill	Gringley on the Hill	14	-	14
Harworth & Bircotes	Harworth/Bircotes Brick	269	-	269
Harworth & Bircotes	Westmorland/Cumberland	6	39	45
Headon/Grove	Headon	2	-	2
Laneham	Laneham	4	-	4
Langold	Langold	75	-	75

Parish	Letting Area	Senior Citizen Bungalow	Senior Citizen Flat	Total
Lound	Lound	4	1	5
Mattersey	Mattersey	-	1	1
Mattersey	Mattersey Thorpe	28	-	28
Misson	Misson	9	-	9
Misterton	Misterton	31	13	44
Nether Langwith	Nether Langwith	8	-	8
Normanton on Trent	Normanton on Trent	4	-	4
North Leverton	North Leverton	23	-	23
North Wheatley	Wheatley	4	-	4
Oldoctes	Oldcotes	4	-	4
Rampton	Rampton	18	-	18
Ranby	Ranby	6	-	6
Ranskill	Ranskill	32	-	32
Retford	Central Retford/Armstrong	10	-	10
Retford	Central Retford/Grove St	-	21	21
Retford	Hallcroft	182	-	182
Retford	London Road	27	7	34
Retford	North Road	10	35	45
Retford	Ordsall	184	10	194
Retford	Spital Hill/St Saviours	18	10	28
Retford	Thrumpton/Whinney Moor Ln	8	2	10
Retford	Water & Bolham Lane	23	6	29
Rhodesia	Rhodesia	11	-	11
Scrooby	Scrooby	4	-	4
Shireoaks	Shireoaks	12	-	12
Sturton Le Steeple	Sturton Le Steeple	10	-	10
Styrrup	Styrrup	2	-	2
Sutton	Sutton	4	-	4
Torworth	Torworth	6	-	6
Tuxford	Tuxford	74	12	86
Walkeringham	Walkeringham	15		15
West Stockwith	West Stockwith	6	1	7
Worksop	Bracebridge/High Hoe Rd	146	-	146
Worksop	Garside Street	49	-	49
Worksop	Kilton/Rayton Spur	70	3	73
Worksop	Kingston Road & Close	65		65
Worksop	Larwood	134	38	172
Worksop	Lowtown	-	53	53
Worksop	Old Manton	68	-	68
Worksop	Priory Estate & Vicars Wk	72	-	72
Worksop	Prospect	29	3	32
Worksop	Sandhill St & Godfreys Ct	3	6	9
Worksop	Sandy Lane	41	4	45

Parish	Letting Area	Senior Citizen Bungalow	Senior Citizen Flat	Total
Worksop	St Johns Court	-	5	5
Worksop	Sunnybank	20	-	20
Worksop	Thievesdale	94	-	94
Worksop	Valley Rd & Gateford Rd	117	2	119
Worksop	Westgate	10	-	10
Total:		2443	272	2715

Table 28: Older Persons Properties in Bassetlaw

- 2.157 In addition to Council managed properties, sheltered housing and other housing designed specifically for older people is provided by Registered Providers (Housing Associations) together with the private sector.

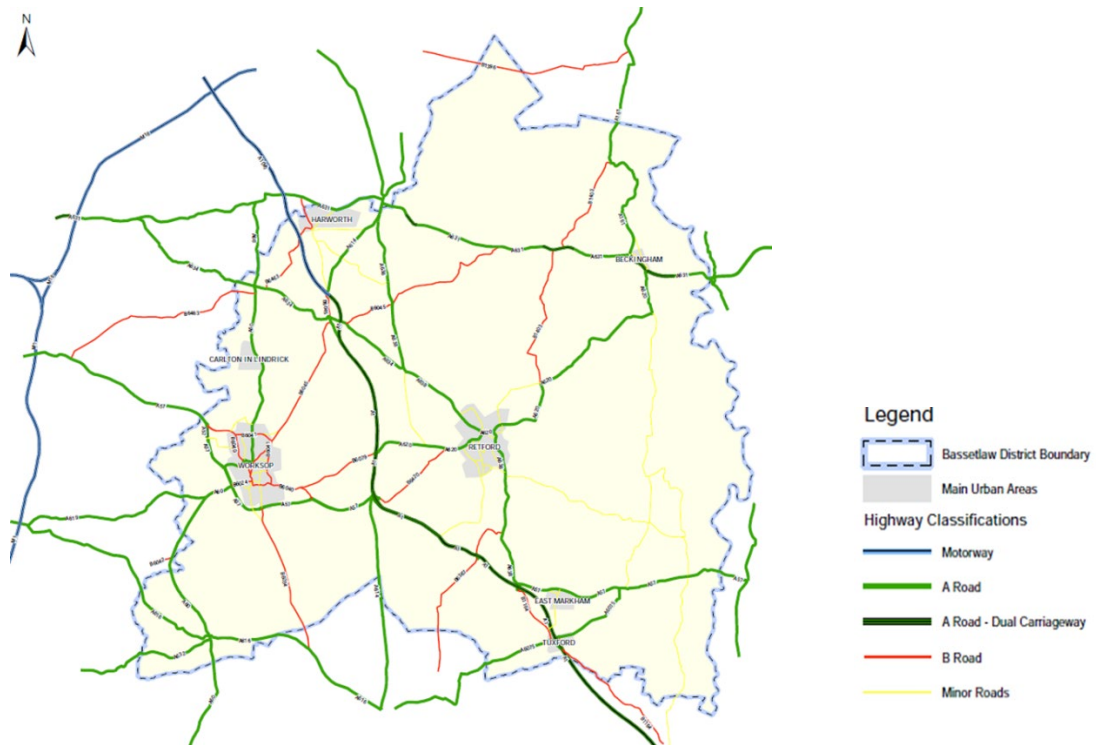
Conclusion

- 2.158 Bassetlaw is projected to see a notable increase in the older person population, with the total number of people aged 65 and over projected to increase by 47% over the 19-years to 2037. This compares with overall population growth of 18% and a more modest increase in the Under 65 population of 10%. In total population terms, this is 12,000 people and accounts for 58% of the total projected population change.
- 2.159 Given the ageing population and higher levels of disability and health problems amongst older people, there is likely to be an increased requirement for specialist housing options moving forward. The HEDNA identifies a need for around 2,000 housing units with support (sheltered/retirement housing) in both the market and affordable sectors, a need for around 900 additional housing units with care (e.g. extra-care), for example.
- 2.160 The HEDNA recommends this provision should come through the development of a mix of housing types, sizes and tenures, including through appropriate new developments. The greater need for such accommodation is within the urban areas of the District such as Worksop and Retford, where accessibility to services is greater.

Highways Capacity

Introduction

- 2.161 Bassetlaw District has an extensive road network, including some national routes such as the A1 and A57. Nottinghamshire County Council is the Local Highways Authority for the District and National Highways have responsibility for the A1 road. Road connectivity is considered good, particularly within the west of the District and from the two major towns of Worksop and Retford. Roads are less accessible towards the east of the District and the travelling time to access the national road network is longer than those areas further west. The road network is shown below.
- 2.162 The Bassetlaw Transport Study 2022 (BTS) identifies existing transport conditions within the district from a review of existing walking, cycling, bus, rail and road transport. Traffic flow data has been obtained for all 'A' and 'B' Classification roads in the district and this has been analysed and 'factored' to a common 2019 base year.



- 2.163 The performance of the road network within the district has been assessed by the BTS based on link capacity. Congestion Reference Flow (CRF) values have been used as a simple indication of the performance of links within the study area. The CRF of a link is a standard measure and is an estimate of the Annual Average Daily Traffic (AADT) flow at which the carriageway is likely to be 'congested' in the peak periods on an average day. Congestion is defined as the situation when the hourly traffic demand exceeds the maximum sustainable hourly throughput of the link.
- 2.164 The assessment methodology uses surveyed link flows and forecast flows to determine Congestion Reference Flows (CRF). Based on these calculated reference capacities link 'stress' levels have been identified where stress is defined as the ratio of the annual average daily traffic (AADT) flow to the Congestion Reference Flow expressed as a percentage.
- 2.165 The Bassetlaw and Retford Transport Assessments identified the cumulative multi-modal transport implications of future housing and employment development within the district in the Local Plan to inform strategic transport infrastructure requirements. Using the CRF assessment methodology, several highway links have been identified to be susceptible to stress in the future year scenario and may require intervention to support delivery of the proposed Local Plan.
- 2.166 These include parts of the A57 around Worksop; specifically, the A60/57 roundabout; the B6040/A57 roundabout; and the A57/A1/A614 roundabout. There are also existing capacity issues on the A638 North Road, Amcott Way and Arlington Way in Retford.
- 2.167 An assessment of junctions located on these highways links has also been undertaken and possible mitigation measures identified where operational impacts are forecast. Whilst any mitigation at this stage can be treated only as indicative, outline sketches and cost estimates have been prepared in support of the interventions identified. Possible highway infrastructure improvements have been identified in a preliminary form, together with indicative costs based on the latest Department for Transport (DFT) highway cost calculator.

- 2.168 Detailed Transport Assessments and Travel Plans will be required in support of planning applications for all relevant major developments, and these should identify site access arrangements, on-site transport infrastructure requirements and off-site transport measures/infrastructure to mitigate their respective transport impacts.
- 2.169 Both NCC and National Highways confirm that developers will be required to fund and deliver all new/improved transport infrastructure required to mitigate the impacts of new development on a 'nil detriment' basis.

Conclusion

- 2.170 The Bassetlaw and Retford Transport Assessments identify a number of locations where road link and/or junction capacity is or will be at capacity over the plan period. The assessments identify a number of road mitigation schemes necessary to facilitate the level of growth identified in the Local Plan in a sustainable manner. The delivery of these identified measures and infrastructure improvements required to mitigate the direct transport impacts of development will need to be phased to coincide with the development as identified within the latest housing trajectory.

Public Transport

Bus Services

Introduction

- 2.171 The Bassetlaw Transport Study 2022 (BTS) has undertaken an analysis of the provision of the Bassetlaw bus network. It shows two distinct profiles of service. The first relates to the inter-urban bus routes which provide links out of the market towns towards the larger retail centres of Nottingham, Doncaster and Rotherham. These services are characterised by relatively strong patronage and sound financial viability.
- 2.172 High levels of patronage from the villages and settlements along these core routes are also evident. Strong flows are also observed from these areas on routes towards the market towns during peak periods for employment and education purposes.
- 2.173 In terms of the passenger numbers, pre-COVID-19, Stagecoach carried around 1 million passengers per year on their northbound routes between Worksop and Doncaster and another 2 million on their interurban bus services to Rotherham, Nottingham, Retford, and Chesterfield. Around 400,000 p.a. used the Worksop town services, with the remainder being carried on smaller school, rural tendered services.
- 2.174 The decline in retail opportunity in market towns in Bassetlaw, along with other economic challenges including increasing demand for online shopping, and the continued growth in car ownership appears to be reducing the demand for bus travel to town centres. This has been exacerbated by the COVID-19 pandemic. At the same time, changes in traffic congestion can affect journey time reliability making bus travel less attractive whilst increasing service operating costs and commercial viability of service
- 2.175 In Worksop, services are primarily provided through partnership working with Stagecoach East Midlands. Throughout the remainder of the District, the services receive significant support from Nottinghamshire County Council (NCC). Bus operators are listed below. A few services are tendered, but most are supported through 'de minimis agreements', with funding targeted to maintain frequencies at times of day or service diversions when they would not be provided due to commercial viability. NCC's financial support to the Bassetlaw network is considerable and accounts for around half of the total support paid by NCC for the county. Notwithstanding this, 80% of bus journeys by Stagecoach (the major operator) in Bassetlaw are provided commercially.

Overall, around 70-80% of the bus journeys in the district are financially supported. The main inter-urban routes are operated commercially but are considered marginal.

Bus operator	Base(s)	Services Provided
Stagecoach East Midlands	Worksop Chesterfield	Commercial Network Provision
Stagecoach Lincolnshire	Gainsborough	Commercial Network Provision
Marshalls	Sutton on Trent	Local Services Links to Nottingham Home to School services
Travel Wright	Newark	Home to School Services
Kettlewells	Retford	School Services Leisure Services
GEM Travel	Rampton	Commercial Network Provision
Wilfreda Beehive	Doncaster	Commercial Network Provision School services Coach tours

Table 29: Bus Operators in Bassetlaw

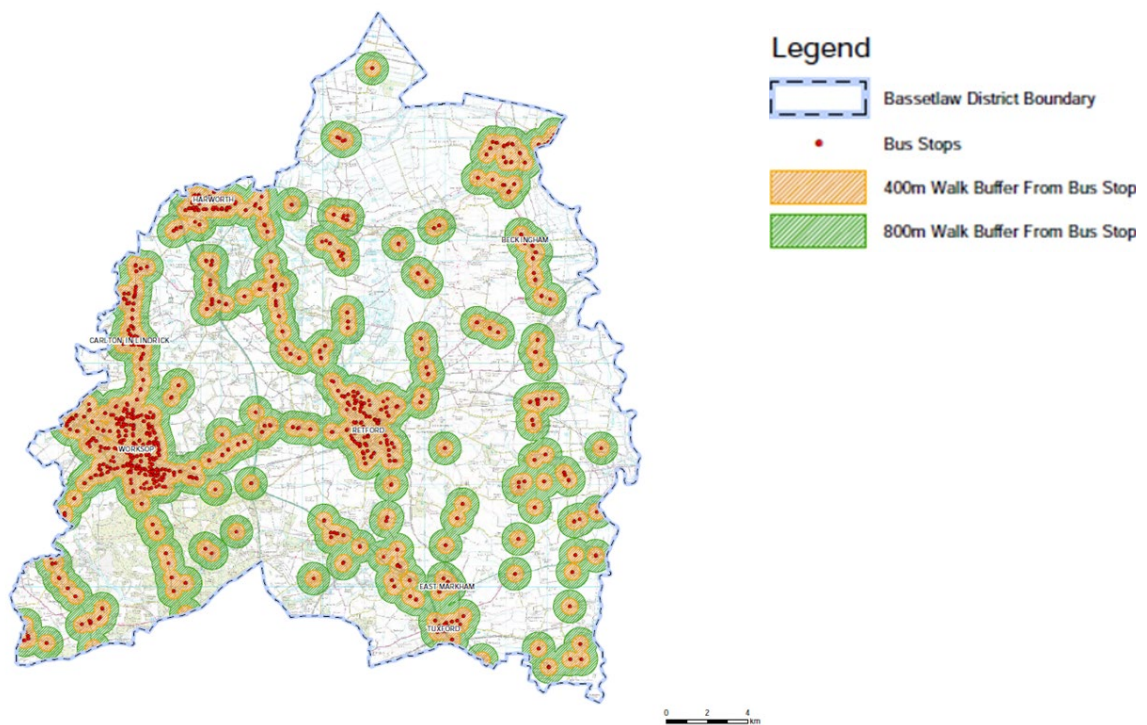
2.176 Voluntary and community transport also provides a key service for people unable to utilise conventional public transport services. The role of this sector is forecast to grow as their capability and capacity increases, subject to available and ongoing funding support.

2.177 A plan showing the routes taken by bus services through the District is below.



2.178 During weekday daytimes, Retford has a relatively good bus network. There are inter-urban services to Worksop, Newark, New Ollerton, Doncaster and Gainsborough and a small local town network service serves the main residential areas of the town. During weekday daytimes, Worksop benefits from a comprehensive town service with frequent local provision and a good inter-urban network with services to Rotherham, Doncaster, Chesterfield, and (by connection) to Nottingham.

- 2.179 Most bus services operating within Bassetlaw originate or terminate in either Retford or Worksop. However, there are strong links across the district to key centres including Rotherham, Doncaster, Newark, Chesterfield, Lincoln, Nottingham. Supporting these more strategic bus services through the district will remain a key component of the overall future bus strategy.
- 2.180 In spring 2021 NCC were successful with a £1.5m bid to the Department of Transport Rural Mobility Fund. The services started in 2022 with funding being used to pilot flexible Demand Responsive Transport (DRT) services across Nottinghamshire, including rural Bassetlaw, using new route planning/booking software and new vehicles.
- 2.181 The map below shows the location of bus stops within the district. Each bus stop location is shown with a 400m and 800m buffer zone surrounding the stop to provide an indication of accessibility to bus services within the district. These buffers represent typical 5 and 10-minute walking distances respectively. As would be expected, the key bus service corridors align with the main transport routes throughout the district. The areas where bus service coverage is at its greatest are within the towns of Retford and Worksop, a corridor between Retford and Worksop, a corridor between Retford and Newark, and outside of the district to Chesterfield, Doncaster and Gainsborough. The district generally has a good coverage of bus stops, although in some of the more rural areas of the district, as would be expected, walking distances to bus services will be comparably longer.



- 2.182 The District has two bus stations, in Retford and Worksop. Annual patronage for Retford and Worksop bus stations has been provided by NCC and show between the end of 2015 and 2019 a decline in bus patronage of 26% at Retford Station and a decline of 11% at Worksop Station. Between the end of 2019 and 2020 the data shows a decline in bus patronage of 15% at both Retford and Worksop Bus Stations, although this includes the initial impacts of COVID-19.
- 2.183 The quality of bus stop facilities varies across Bassetlaw. Provision ranges from bus shelters, seating, lighting, raised kerbs, bespoke service maps and timetable

information to other locations where only bus stop flags demarcate a designated stop. The variation in information and accessible infrastructure is known to impact on service attractiveness and accessibility, particularly by those with protected characteristics and the mobility impaired.

- 2.184 No provision is made across Bassetlaw for providing bus priority on the highway network. There are no dedicated bus lanes or Vehicle Detection Systems on traffic signals. This is primarily due to a lack of road space and value of investment decision. However, with the recent investment in a Nottinghamshire centralised Traffic Light Priority (TLP) system and connection of Stagecoach, as the main operator in Bassetlaw, into the system, investment at key signals in Bassetlaw will now be less cost prohibitive and may be included in the future.

Conclusion

- 2.185 Discussions with bus operators and NCC through the BTS identify that opportunities exist to enhance bus service connectivity and journey times within the district, particularly in Worksop, Retford and Harworth & Bircotes. It is expected that services may come under pressure with additional growth, which may lead to additional infrastructure being required in the towns where the majority of development is being proposed.

Train Services

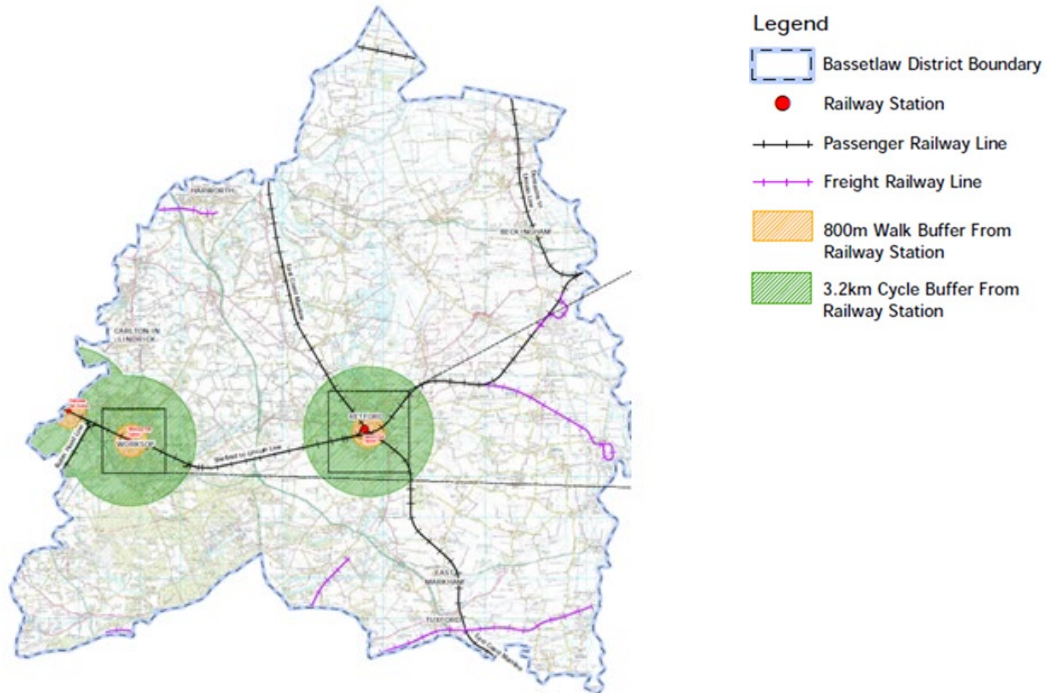
Introduction

- 2.186 The Bassetlaw Transport Study 2022 (BTS) has analysed rail service provision in the District. The district is served by three passenger routes:
- The East Coast Mainline which runs north-south down the centre of the district via Retford Station;
 - The Robin Hood line which runs from Nottingham to Worksop; and
 - The Northern Rail Sheffield to Lincoln line which runs broadly east to west passing through both Worksop and Retford Stations.
- 2.187 The East Coast Main Line (ECML) is the high-speed link between London, Yorkshire, the North East and Edinburgh. It also handles cross-country, commuter and local passenger services, and carries heavy tonnages of freight traffic, particularly over the northern sections. The route forms a key artery on the eastern side of the country and parallels the A1 Trunk Road.
- 2.188 The line's current principal operator is LNER East Coast whose services include regular trains from King's Cross to Leeds and Edinburgh. Regular services operate in both directions throughout the day, every day of the week, with the quickest journeys between Retford and London taking approximately an hour and a half.
- 2.189 The Sheffield to Lincoln line runs east from Meadowhall shopping centre in Sheffield via Shireoaks, Worksop, Retford, Gainsborough Lea Road to Lincoln, with services operated by Northern (the trading name of Arriva Rail North). Regular services operate in both directions throughout the day Monday to Saturday, with a reduced afternoon only service on Sundays. The service takes approximately one hour between Retford and Meadowhall.
- 2.190 The Robin Hood Line runs from Nottingham to Worksop. At Nottingham, there are frequent onward connections to London, Birmingham, Derby, Leicester, Manchester, Norwich and other centres. Passenger services are operated by East Midlands Trains.

Regular services operate in both directions throughout the day Monday to Saturday, with a reduced afternoon only service on Sundays.

2.191 The service takes approximately sixty-five minutes between Worksop and Nottingham. In addition to being an important commuter service the Robin Hood Line also offers access to several visitor attractions in Nottinghamshire and Derbyshire.

2.192 The map below shows the train service provision available within Bassetlaw.



2.193 The last pre-pandemic data available is for 2019/20 which showed a decline due to COVID-19. However, data shows that rail patronage is increasing particularly from Retford, which is the busiest station within Bassetlaw. Station throughput at Worksop has remained relatively constant, but over 160,000 additional passengers are using Retford Station compared with 2008/09. Patronage at Shireoaks Station has also increased significantly since 2008/09 in percentage terms, but remains a very small and quiet, rural station.

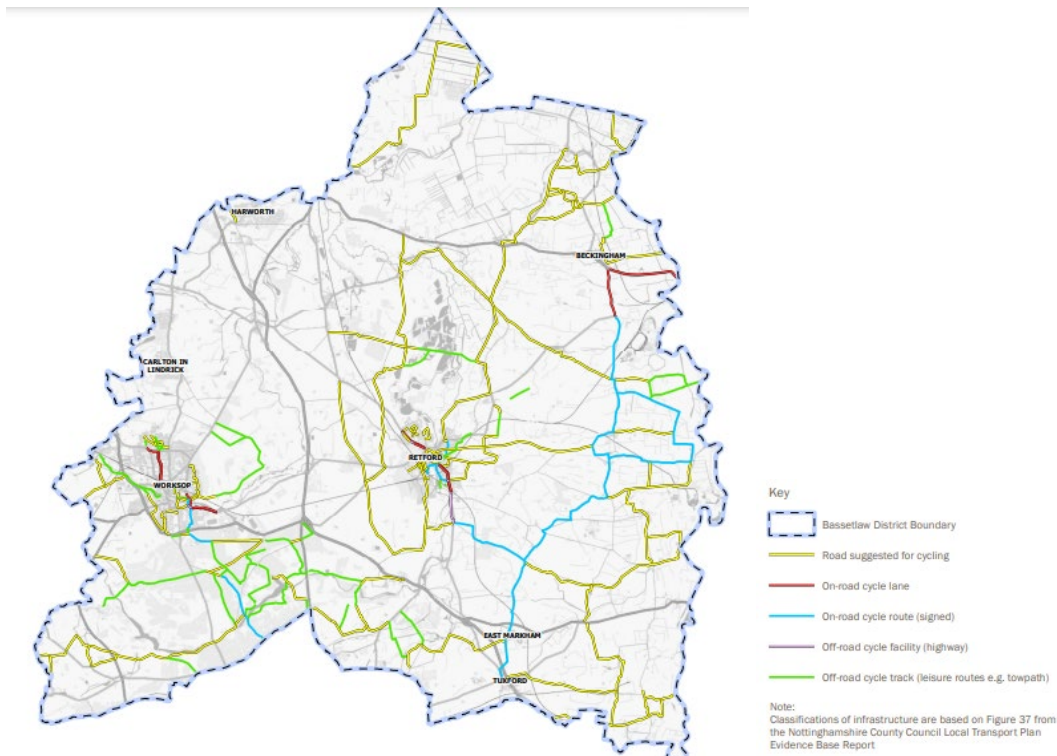
Conclusion

2.194 The BTS concludes that there are no existing and future capacity issues with rail provision.

Cycling and Walking

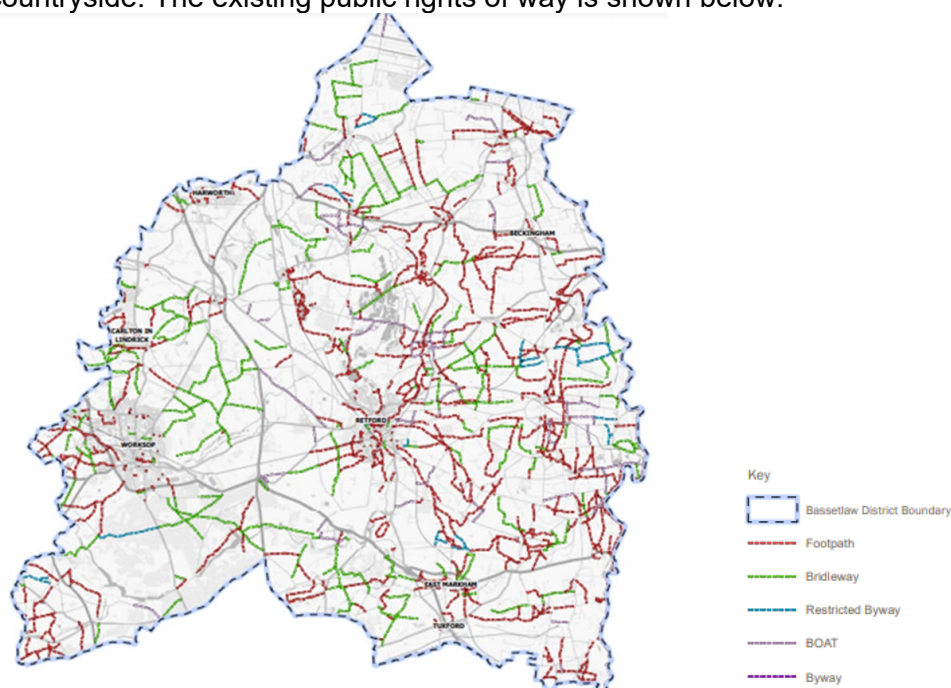
Introduction

2.195 The Bassetlaw Transport Study 2022 (BTS) analyses cycle network provision in the District. The focus of provision is around Worksop and Retford. The town centres and their environs have reasonably comprehensive networks of dedicated cycling infrastructure and quiet roads suitable for cycling. The existing network is shown below.



- 2.196 The focus of the Worksop cycling network stems from the National Cycle Network (NCN) Route 6 which follows the southern towpath of the Chesterfield Canal through the centre of the town. This then travels south eastwards on-road through Manton before entering Clumber Park. From this cycling ‘spine’, the highway authority and its partners have developed several other cycle routes in the town.
- 2.197 Around the town centre, there are several quieter roads identified by the “Cycling in Bassetlaw” cycle map as being suitable for on-road cycling, with these routes also providing access to the north-west of the town including the Kilton area and Bassetlaw Hospital. In the north-eastern part of the town, there are cycle lanes either side of Valley Road. This joins with several quiet road routes and off-road paths linking the residential area of Gateford via a toucan crossing on Raymoth Lane.
- 2.198 Retford has a similar layout, with the National Byway on-road cycle network providing a link into the south of the town, with the London Road section encompassing dedicated cycle lanes. The National Byway route also connects with the railway station. At Carolgate a further off-highway route is available along the northern bank of the Chesterfield Canal towards Welham. There are also high-quality cycle lanes on North Road and shared use footways on Babworth Road in the north-western part of the town.
- 2.199 Much of the rest of the district’s cycling infrastructure is made up of off-road leisure-based facilities. The exceptions are to the west of Gainsborough on the Bassetlaw side of the Nottinghamshire/ Lincolnshire highway authority boundary, where there are shared footway/ cycleways adjacent to the A620 and A631. Aside from this, there is a lack of specific cycling infrastructure within the district.
- 2.200 In terms of pedestrian access, Worksop and Retford town centres have pedestrianised streets within their central areas. This allows good accessibility to their retail offerings and enables safe interchange with buses. Cycling is not permitted within these areas. Footways are provided in all the main settlements and within many of the residential

areas. As the district is largely rural, footways are not normally provided alongside carriageways in these locations due to the cost verses likely low levels of footfall, a lack of available width within the highway corridor to provide footways to current specifications and the aesthetic and environmental reasons of not wishing to ‘urbanise’ the countryside. The existing public rights of way is shown below.



- 2.201 Bassetlaw has a reasonably high level of cycling and walking trips to work based upon the 2011 Census results. The levels of cycling and walking to work vary greatly depending upon which ward within the district the commuter lives in. A total of 13.8% of trips are made by these modes, which is above the Nottinghamshire average of 12.8%. Both modes are in their highest in the wards surrounding the main urban areas of Retford and Worksop, with the highest level of cycling in Worksop South East ward (5.5% of trips to work) and the highest level of walking taking place in Sutton (23%). The lowest levels of cycling and walking occur in the more rural wards, such as Beckingham, Ranskill and Everton.
- 2.202 Within Bassetlaw itself, there are six cycle traffic counters. Overall, these measured a 4% increase in cycling from 2015 to 2019. The average Bassetlaw year on year growth from 2010 to 2019 was 2.5%, ranging from a 5.6% decrease between 2011 and 2012 to a 9.8% increase between 2010 and 2011. This is slightly higher than the average growth in cycling activity in Nottinghamshire which was 2.1% during the same period.
- 2.203 The principal obstacle to greater cycling activity is the lack of adequate or accessible cycling infrastructure and dedicated routes. Many people are deterred from making the modal shift from motorised travel, even for short distances, by the perceived risks of using busy roads and the lack of connectivity between existing routes. This can be overcome only by the incremental development of new cycle infrastructure, both complementing existing provision and extending elsewhere to form a more cohesive network. This however will need to be delivered through a combination of ways such as investment through new development where there is a direct impact and via external funding where more substantial opportunities exist to connect existing routes.

- 2.204 The Local Transport Note (LTN) 1/20 on Cycling Infrastructure Design was published by the Department for Transport (DfT) in July 2020. It forms the latest guidance on the audit and implementation of new and existing cycle infrastructure from understanding the strategic coverage of a network in terms of the density of the network, through to detailed design and route treatment.
- 2.205 The LTN sets the requirements to ensure that the cycle network is coherent, direct, safe, comfortable and attractive – the core design principles to adhere to when considering cycle provision. The costs of such standard should be factored into new development.

Conclusion

- 2.206 In terms of value for money for a local highway authority, the provision of widespread cycling and walking infrastructure between different rural locations is generally not feasible, simply due to there being far fewer potential users of such routes. In general, the comprehensive existing network of more leisure-based cycling and walking provision, such as bridleways, cycle tracks and canal towpaths are considered appropriate for the rural areas of the district.
- 2.207 However, opportunities to supplement existing infrastructure to encourage more journeys to work on foot and by bike are likely where settlements in Bassetlaw are situated within reasonable commuting distances of larger neighbouring conurbations or in close proximity to employment areas. Similarly opportunities exist to encourage more active travel between home and school/college and everyday facilities by supplementing and/or enhancing the local cycling/pedestrian network. This is likely to be more achievable within and from the main towns in the district.
- 2.208 New development can provide an opportunity to connect with the walking/cycling network and in some cases provide more extensive coverage.

Electricity Network

Introduction

- 2.209 The National Grid indicates that the following high voltage electricity overhead transmission lines/underground cables form an essential part of the electricity transmission network in England and Wales lie within the District:
- XE line – 275kV route from High Marnham substation in Bassetlaw passing through Bassetlaw to Ravensfield in Doncaster
 - ZDA line – 400kV route from West Burton substation in Bassetlaw passing through Bassetlaw to Cottam substation in Bassetlaw to Staythorpe substation in Newark & Sherwood
 - 4TM line – 400kV route from West Burton substation in Bassetlaw to Keadby substation in North Lincolnshire, passing through Bassetlaw
 - 4ZM line – 400kV route from West Burton substation in Bassetlaw to Walpole substation in King's Lynn and West Norfolk
 - 4VE line – 400kV route from West Burton substation in Bassetlaw to High Marnham substation in Bassetlaw, passing through Bassetlaw
 - 4VK line – 400kV route from Cottam substation in Bassetlaw, passing through Bassetlaw to Eaton Socon substation in Huntingdonshire
- 2.210 The following substations are also located within Bassetlaw:
- West Burton Substation - 400kV
 - Cottam Substation - 400kV

- High Marnham Substation - 400kV & 275kV

2.211 At a local level, connectivity from the grid to homes/businesses is delivered via different distribution companies. The majority of Bassetlaw is covered by Western Power Distribution. Northern Powergrid cover the remainder.

Conclusion

2.212 National Grid have identified sufficient capacity at a strategic scale to accommodate existing needs. No existing local capacity issues have been identified in supplying electricity. Both organisations state that the level of development proposed by the Local Plan can be accommodated by the electricity network, although reinforcements/extensions may be required, which is common part of the development process.

Gas Supply

Introduction

2.213 National Grid owns and operates the high pressure gas transmission system in England, Scotland and Wales that consists of approximately 4,300 miles of pipelines and 26 compressor stations connecting to eight distribution networks. National Grid has a duty to develop and maintain an efficient, co-ordinated and economical transmission system for the conveyance of gas and respond to requests for new gas supplies in certain circumstances.

2.214 New gas transmission infrastructure development (pipelines and associated installations) are periodically required to meet increases in demand and changes in patterns of supply. Developments to the network are as a result of specific connection requests (e.g. power stations) and requests for additional capacity on the network from gas shippers. Generally, network developments to provide supplies to the local gas distribution network are as a result of overall demand growth in a region rather than site specific developments.

2.215 Although the National Grid has no gas transmission assets located within the District, they own and operate the local gas distribution network in the Bassetlaw area.

Conclusion

2.216 National Grid have identified sufficient capacity at a strategic scale to accommodate existing needs. No existing local capacity issues have been identified in supplying gas. The level of development proposed by the Local Plan can be accommodated by the gas network, although reinforcements/extensions may be required, which is common part of the development process. These will be negotiated on a case by case basis with relevant utility providers.

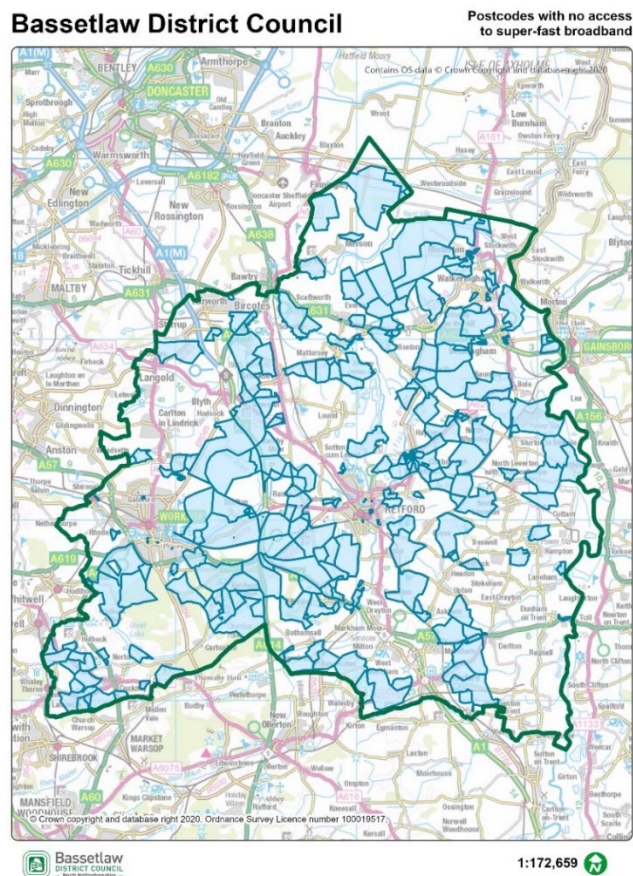
Telecommunications

Introduction

2.217 BT Openreach (the regulated Open Access telecommunication network provider) and a Cable TV operator (Virgin Media) operate telecommunication services across the District.

2.218 Superfast broadband is currently available to 96% of the District. Nottinghamshire County Council has committed to the Better Broadband for Nottinghamshire programme, which will continue to roll out full fibre broadband across the District to provide a more reliable network for our communities.

- 2.219 As part of this project, BT Openreach has been rolling out its investment programme in phases since 2014. The programme aims to invest in existing telecommunications infrastructure to boost fibre broadband provision in the Nottinghamshire area.
- 2.220 Since 2014, around £30 million has been invested in Nottinghamshire’s digital infrastructure. Phase 3 will see a further £2.7m investment, including £1.3m from Nottinghamshire County Council, the government’s BDUK broadband delivery programme and £1.4m from Openreach. This will mean that more than 2,500 homes and businesses in the Bassetlaw and Newark & Sherwood Districts are expected to benefit from the improvements started back in 2018.
- 2.221 The map below identifies the postcodes with no current access to super-fast broadband provision. The broadband speeds in these areas varies and they are yet to see the installation of the Phase 3 access.



Conclusion

- 2.222 BT Openreach confirm at a strategic level there is sufficient capacity to meet existing needs, and connectivity will be enhanced for existing residents as the investment programme continues. Connectivity for new development is negotiated on a case by case basis by a developer with BT Openreach.

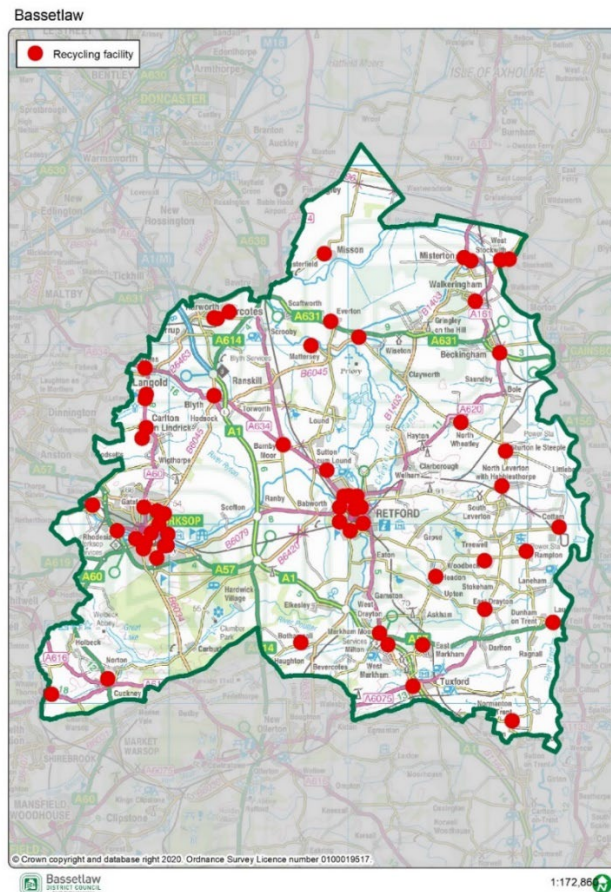
Waste Collection Disposal

Introduction

- 2.223 The District Council is responsible for collecting householder waste. The Council operates a 'twin bin' scheme, where one bin is collected each week on an alternating basis. There are two 'wheelie bins': one for household waste (green bin) and the other for recycling waste (blue bin). The bins are collected on a specific day depending on

the collection route. Items that can be recycled in the Blue Bin include paper, cardboard, plastic and metal packing.

- 2.224 There are also 66 sites with recycling banks around the District, where residents can take glass and other textiles to for recycling as well. These are shown on the map below.
- 2.225 There is a low cost bulky waste collection service which has grown over recent years to collect around 3500 items a year, and a trade waste service for which over 500 businesses are registered.
- 2.226 A Garden Waste Collection Service (brown bin) has also been introduced. Meaning that residents can now dispose of grass cuttings, hedge trimmings, leaves, small branches and twigs, dead plants and weeds, should they chose to subscribe to the service. In the first year of the service, just under 6500 households subscribed.
- 2.227 The County Council is responsible for the disposal of recyclable material.



Conclusion

- 2.228 The District Council confirms there are no deficiencies identified in waste and recycling provision. The County Council confirm through discussions for the emerging Waste Local Plan that waste recycling centres within the district are operating within capacity and are expected to continue to do so in future.

Waste Water

Introduction

2.229

There are 24 wastewater treatment works located within and serving Bassetlaw under the responsibility of Severn Trent. As some of these works have the potential to be impacted by development, a review of the wastewater network was undertaken in the Water Cycle Study.

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

Table 30: Wastewater Treatment Works within Bassetlaw

Volumetric Consent Capacity

2.230 Four of the assessed waste water treatment works (North Harworth, Rampton, Retford and Worksop) are exceeding their volumetric consents and, therefore, have no capacity to treat further flows from new development in the area unless they apply for, and are granted, an increase to their flow consent by the Environment Agency. Additionally, upgrades to the respective works may be required to treat the additional flow; this would need to be confirmed by Severn Trent. Improvements would be needed at Worksop and Retford wastewater treatment plants to accommodate the full extent of the growth planned.

Wastewater Process Capacity

2.231 Process capacity refers to the amount of flow that can be treated to the required quality standards as set under the discharge consent. Severn Trent have undertaken an assessment based on the proposed dwelling and employment growth to identify those

works that are likely to require process upgrades to treat the additional wastewater generated by the proposed growth.

- 2.232 While a wastewater treatment works may not have sufficient spare capacity to accept the levels of development being proposed in its catchment area this does not necessarily mean that development cannot take place. Under Section 94 of the Water Industry Act 1991 sewerage undertakers have an obligation to provide additional treatment capacity as and when required. Where necessary, Severn Trent will discuss any discharge consent implications with the Environment Agency. It is assumed that Severn Trent would seek the funding required to upgrade the processes in the works (if necessary) to treat the additional flow to the standard required under the existing licence.

Conclusion

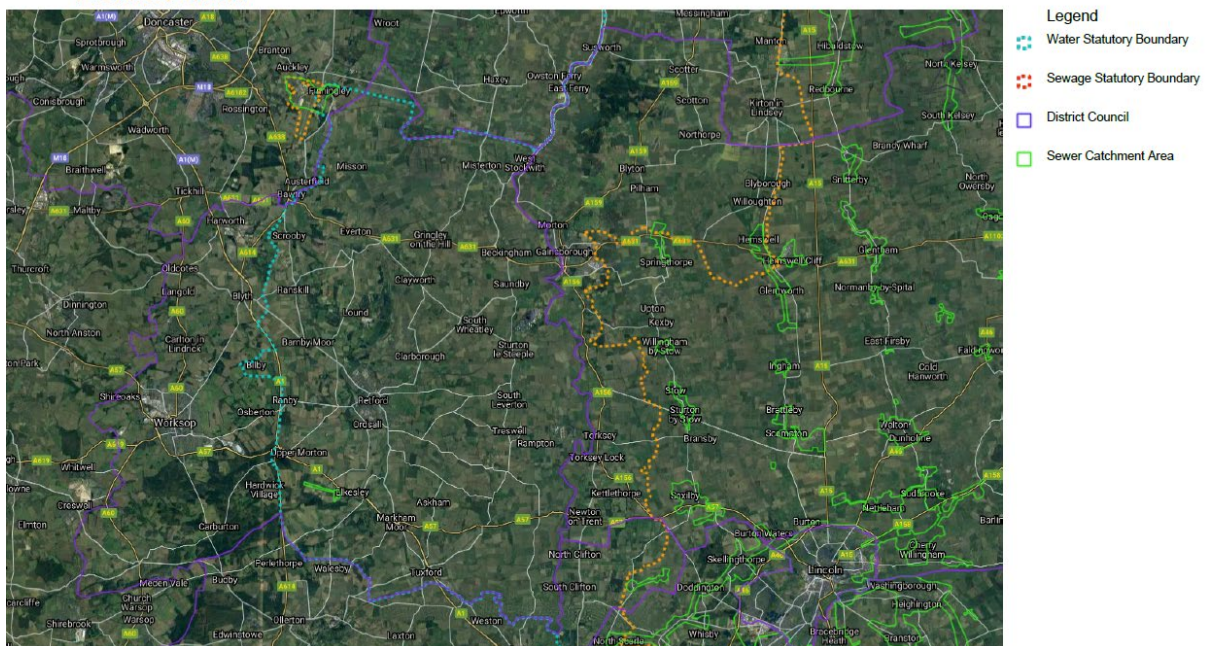
- 2.233 Severn Trent state that there will be no strategic waste water infrastructure required to support the Local Plan. However, new or enhanced waste water infrastructure will be required as part of new development. Discussions with Severn Trent confirm that the level of growth associated with the Plan can be accommodated, and it is standard practice that such enhancements are funded directly by the developer.

Water Supply

Introduction

- 2.234 Water supply is provided by Anglian Water and Severn Trent. The Map below shows their respective areas.
- 2.235 There are several major groundwater supply abstractions within the District, with Source Protection Zones (SPZs) around these major Public Water Supply abstraction sources. The presence of SPZs means that there is the potential for discharges from development in the west of the District in particular to affect the underlying Major Aquifer.

Bassetlaw



Water Efficiency

2.236 Severn Trent Water has one of the lowest metered consumption figures of any United Kingdom Water Company. In terms of the levels of meter penetration, this presently stands at 44% for the whole area covered by Severn Trent and 60% for Anglian Water Services. These compare with a United Kingdom Water Company average of 41%. The current levels of leakage as reported by the two companies are 21% for Severn Trent and 19% for Anglian Water Services, as a proportion of their distribution input figure (based in 2018-19). These targets compare with an industry average of 25% provided by OFWAT.

Water Supply Network and Pumping Stations

2.237 Severn Trent Water and Anglian Water Services hold a large number of groundwater licences locally, many of which have large licensed volumes associated with them. The existence of an abstraction licence does not in itself guarantee that water will be available at the time it is required, for example at times of drought it may not be possible to abstract the full licence quantity. However, it is considered likely that there will be sufficient spare licence capacity available in order to meet these extra demands from the proposed increase in population.

Conclusion

2.238 Anglian Water and Severn Trent state that there will be no strategic water infrastructure required to support the Local Plan. However, new or enhanced water infrastructure will be required as part of new development. Discussions with the water companies confirm that the level of growth associated with the Plan can be accommodated, and it is standard practice that such enhancements are funded directly by the developer.

Flood Management

Introduction

2.239 The Strategic Flood Risk Assessment (SFRA) identifies that Bassetlaw has been subject to flooding from several sources of flood risk historically, with the principal risk being fluvial from watercourses within the district. Additionally, there are recorded incidents of surface water flooding, particularly in the main urban areas of the district.

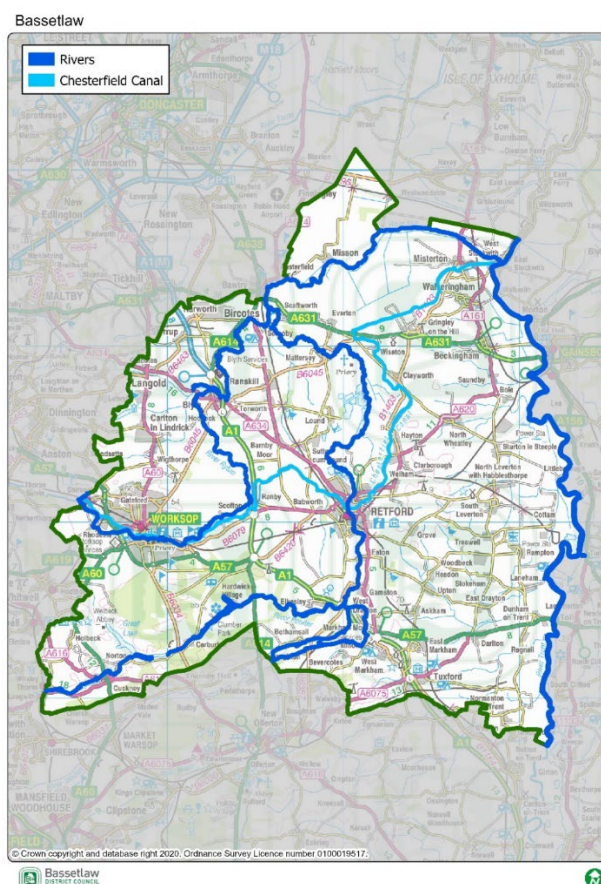
2.240 The primary fluvial flood risk for the majority of Bassetlaw is associated with the River Trent and its tributary, the River Idle. In the west area of the district, the River Ryton and its tributaries are the primary sources of fluvial risk. There are also other small tributaries that influence the fluvial flood risk in Worksop and Retford. These are shown on the map below.

2.241 The SFRA shows that Bassetlaw has experienced a number of historic surface water flooding incidents. The Risk of Flooding from Surface Water map further shows a number of prominent overland flow routes in the district; these predominantly follow topographical flow paths of existing watercourses or road networks in urban areas, with some isolated flow routes through properties by virtue of run-off.

2.242 The majority of the district is classified as less than 25% in the AStGWF map (as shown within the SFRA) with areas of increased groundwater flooding susceptibility in the East along the River Trent and to the West over the Carlton Beck. There is increased risk of groundwater flooding throughout the district due to an history of mining in Bassetlaw.

2.243 There are 20 reservoirs located within Bassetlaw and a number located outside of the area whose inundation mapping is shown to affect Bassetlaw. There are no records of flooding from reservoirs impacting properties inside the study area. The level and

standard of inspection and maintenance required under the Act means that the risk of flooding from reservoirs is relatively low.



- 2.244 The Severn Trent Water HFRR register indicates a total of 208 recorded incidents of sewer flooding in Bassetlaw District. Anglian Water had no recorded incidents in Bassetlaw. The settlements with the most recorded incidents include Retford, Worksop and Costhorpe.

- 2.245 The SFRA identifies there are records of historic canal overtopping and breach along the Chesterfield Canal.

- 2.246 There are a number of agencies with responsibilities for flood management: the Environment Agency is responsible for Main Rivers and reservoirs, the County Council as Lead Local Flood Authority for surface water, groundwater, ordinary watercourses; Internal Drainage Boards for ordinary watercourses within the Internal Drainage district; Anglian Water and Severn Trent for public sewers; Highways Authority for highways drainage.

- 2.247 Provision of flood defences reduces the extent of floodplains by confining flood water within closer boundaries to watercourses. Traditionally this has taken the form of physical barriers to retain the water, however in recognition of this as an unsustainable approach; the SFRA recognises that provision of 'soft defences' such as mud plains and seeking flood protection only as a last resort rather than a necessity is being promoted by the Environment Agency and its partners.

- 2.248 The majority of the River Trent has formal defences and internal drainage board pumps, which offer significant protection to the Trentside villages from flooding. However, some of these defences such as those alongside the former Cottam Power

Station are expected to require upgrades in the future to continue to provide an appropriate level of protection. The River Idle in Retford has very few formal defences and relies largely on functional floodplains to take excess water. In response to this, the SFRA identifies large parts of Retford Town Centre at a high risk from flooding.

2.249 In 2019 Worksop, particularly the town centre and other parts of the District suffered from severe flooding. Even though a small part of the River Ryton that flows through Worksop has flood defences (see map) Worksop Town Centre has experienced other flood events since then both from fluvial as well as surface water flooding. The Environment Agency are investigating options to manage water in Worksop Town Centre. This is expected to involve exploring areas to increase water storage capacity during period of heavy rainfall.

2.250 The SFRA included a screening exercise of all proposed development allocations and assessed their potential for flood risk on and off site. Only two sites partly lie within flood zones: Trinity Farm, Retford where flooding is likely to be associated with a nearby watercourse and Ordsall South, Retford where flooding is likely to be associated with surface water runoff from adjoining agricultural land. The SFRA considers that through good design and the use of sustainable drainage systems the risk from flooding can be appropriately managed on and off site.

Conclusion

2.251 The Environment Agency state that works to better manage the risk of flooding to existing communities is ongoing. It is not envisaged a new strategic flood management scheme will be delivered in Bassetlaw over the next 15-20 years or so. However, the Environment Agency anticipate there may be small scale improvements to address localised issues.

2.252 The site allocations are expected to lie mostly outside of the floodplain. In two cases, relatively minor parts of two sites lie within flood zone. But it is feasible for effective flood management to take place and for development to be situated outside of the flood zones. The Environment Agency and the Lead Local Flood Authority confirm this is an appropriate solution and would expect the developer to fund appropriate flood management and/or surface water management.

3. FUTURE INFRASTRUCTURE REQUIRED FOR THE LOCAL PLAN

3.1 The Local Plan identifies the need for new housing and employment development over the plan period. In accordance with the spatial strategy this development will be focussed within the more sustainable locations across the District; Worksop, Retford, Harworth & Bircotes and the Large and Small Rural Settlements.

3.2 The following site allocations will be the focus of housing and employment development over the plan period. The allocations below only include those without planning permission. All other employment site allocations have planning permission so the infrastructure required to support their delivery has been agreed through the development management process.

Site Reference	Name of Site	Approximate no of dwellings to 2038	Developable employment land (ha)
HS1	Peaks Hill Farm, Worksop	655	-
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	-
HS13	Ordsall South, Retford	960	-
HS14	Land south of Ollerton Road, Tuxford	75	-
SEM001	Apleyhead Junction	-	118.7
TOTAL		2387	118.7

Table 31: Local Plan site allocations

3.3 The infrastructure baseline in Section 2 identifies those types of infrastructure where there is not expected to be a need for additional capacity over the plan period. It also identifies those types of infrastructure where the provider has indicated new or improved infrastructure may be required so that the growth identified within the Local Plan can be delivered sustainably.

3.4 The focus of the rest of the IDP will therefore be on the following types of infrastructure that are expected to have capacity issues as a consequence of the site allocations, and where infrastructure may be required to mitigate impacts of the development:

- a. Education (primary and secondary)
- b. Healthcare (primary and acute)
- c. Green infrastructure (recreational open space, climate change mitigation, indoor/outdoor sports facilities, community facilities)
- d. Transport (highways, public transport, walking/cycling)

- 3.5 The delivery of infrastructure will vary to reflect infrastructure providers' needs, but is informed by the housing trajectory which sets out the anticipated delivery timeframe for each housing site over the period 2020- 2038 (See Appendix 1).

Education

- 3.6 The County Council, as the Local Education Authority allows for primary school places (children aged 5-11) based on 21 school places per 100 dwellings. Using this ratio, it is estimated that an additional 573 primary school places would be required to 2038 to meet the additional demands of Local Plan development.
- 3.7 This calculation is based on information provided by the Office of National Statistics and is the adopted formula used by the Council for calculating contributions in their Developer Contributions Strategy.
- 3.8 From Section 2 it is evident that Worksop and Retford currently have some spare primary school capacity. In Worksop based on current pupil projections for the surrounding primary planning areas and taking account of the new school which is to be built at Gateford Park to mitigate existing house building, there will not be a requirement for additional primary school facilities with the addition of Local Plan development.
- 3.9 In Retford, the County Council state that a development of the size of Ordsall South would be expected to generate sufficient demand to sustain its own primary school, plus associated pre-school. Based on the total number of pupils generated and taking into account forecast capacity in the Retford primary planning area, the development would need to provide land and contributions to deliver a 1FE (210 places) primary school with the ability to expand to 1.5FE (315 places). The land and costs below would need to be secured via a planning obligation and are based on the cost per pupil data contained in the current NCC Developer Contributions document.
- 3.10 In Tuxford, as evidenced by Section 2, improvements to existing primary school facilities will be required to accommodate Local Plan development.
- 3.11 The County Council allows for (statutory) secondary school places (11-16) based on 16 school places per 100 dwellings. Using this assumption, it is estimated that an additional 437 secondary school places would be required to 2038.
- 3.12 From Section 2 it is evident that there is secondary education capacity in Retford to support Local Plan development over the plan period. However, within Worksop, the capacity at Outwood Portland Academy and Outwood Valley Academy is forecast to be insufficient to accommodate further pupils (even when taking account of the planned expansion to Portland Academy for an additional 300 pupils). The existing school estate cannot be expanded any further.
- 3.13 The County Council state that additional land for secondary school provision is required in Worksop to accommodate Local Plan growth. They identify a need for 2.5ha of land based upon the level of additional places generated by the Local Plan. It is envisaged that this site could be used to construct an extension to the existing secondary schools, likely to be for sixth form provision, with the existing sixth form centre (adjacent to Valley Academy) being converted into statutory age provision in order to accommodate the combined demand arising from the new housing, which is approximately 350 pupils. The relocated sixth form could be enlarged to account for the additional post-16 demand, which is approximately 60 pupils.

- 3.14 Proportionate contributions towards the delivery of the secondary school extension would be sought from each relevant Worksop site allocation relative to the number of pupils generated by that proposal.
- 3.15 It is not currently anticipated that further capacity will be required in Retford or Tuxford to accommodate the growth associated with the Local Plan.
- 3.16 In summary, based on the above NCC has confirmed that the following will be required to meet future needs:
- Worksop – new 2FE secondary school (2.5ha) on the Peaks Hill Farm site
 - Retford – a new 1FE primary school and nursery to create 210 places at the Ordsall South site.
 - Tuxford – improvements to existing Tuxford primary school to accommodate Local Plan development
- 3.17 In certain localities, there are shortages of school places and in others there are surpluses. These “hotspots” are not fixed, can occur at short notice in response to local circumstances, such as Ofsted outcomes, economic factors such as employment opportunities and short-term demographic changes such as migration. NCC should therefore be consulted as new development comes forward through the planning application process to determine the availability of school places at that time.
- 3.18 Nottinghamshire County Council translates the pupil yield formula into a funding requirement using the assumed national average cost of delivering mainstream school places which are published annually in the DfE School Place Scorecards (adjusted to reflect regional costs using BCIS location factors). In accordance with DfE guidance, it is assumed that the cost of delivering places within sixth forms will cost the same as a secondary school place and contributions will be combined with secondary contributions towards integrated projects.
- 3.19 The 2021/22 capital cost of delivering school places are below and will be updated annually as new costs are published:
- £22,637 for a primary school place at a new build school
 - £18,907 per place for a permanent expansion
 - £9,000 per place for a temporary expansion
 - £27,411 for a secondary school place at a new build school
 - £26,254 per place for a permanent expansion
 - £9,940 per place for a temporary expansion
- 3.20 In the majority of cases, contribution requirements will be calculated using the cost per place for permanent expansions. However, where a new school is required, either as a single solution to multiple developments, or where one development is of sufficient size to sustain its own school, contributions will instead be sought based on the cost per place of a new school build, including the cost of land, where appropriate.
- 3.21 The estimated capital costs to provide the additional primary and secondary school facilities required to meet the additional demand due to Local Plan development are summarised in Table 32.
- 3.22 Costs are estimated at the time of writing and will vary depending on local factors. Costs are subject to inflation and exclude land costs. NCC will expect full cost recovery from developers including land costs. Where a new or extended school is required costs are based on actual costs.

- 3.23 Peaks Hill Farm is only generating about half of the demand for secondary school places and therefore should not be responsible for providing the full extent of the land for free. NCC state that it will be necessary to adjust the contributions to ensure that Peaks Hill Farm is compensated for the over-provision of land. The valuation of the land should reflect the purpose for which it has been allocated in the Local Plan (i.e. education use) as there is no prospect of the land being developed for any other use. Based on the price that NCC paid for the primary school extension land at the nearby Gateford Park, a benchmark land value could be £100,000 per hectare. On this basis, the value of the land reserved at Peaks Hill Farm (2.5ha) would be £250,000. NCC propose that the financial contribution for Peaks Hill Farm is reduced by £125,000 (half of the land value) with each of the relevant Worksop site allocations making a supplementary land contribution of £125 per dwelling, to offset the discount.

Health Care

- 3.24 Bassetlaw Integrated Care Partnership is responsible for planning and commissioning most health services in Bassetlaw, including primary care, hospital and community services. Where residential developments create extra demand for health services, contributions may be sought towards the provision of the appropriate facilities to accommodate that extra demand.
- 3.25 The Healthy Urban Development Unit (HUDU) maintains a model to calculate indicative health contributions arising from development proposals which is in widespread use across the country. The model uses a range of assumptions based on the most up to date existing and future demographic information available from ONS and other sources, including from the Department of Health and NHS Digital.
- 3.26 Using standard NHS cost and floor space requirements for the various facilities, the model is able to quantify the impact in terms of physical space and cost, enabling an estimate of cost per dwelling based on the future expansion of the population.
- 3.27 On average 1 x WTE GP is required per 1,800 patients. Guidance dictates that rooms used for treatment and/or consultation should be no less than 16m² (as per HTM). It should be noted that the current NHS England space estimator only allows for primary medical services and does not include provision for co-location/integration or primary care network workforce proposals.
- 3.28 According to the Royal College of GPs, an average patient will see a GP 7 times a year. This is a rise from 20 years ago, when a patient would see their family doctor around three times a year.
- 3.29 It is evident from Section 2 that capacity in Worksop and Retford primary healthcare facilities will require improvements to accommodate Local Plan growth. This is with the improvements that are underway to enhance Newgate St Surgery in Worksop.
- 3.30 Specifically at Ordsall South the ICP state that a new GP satellite facility will be required to meet the needs generated by that development. This should also include additional space for community health facilities.
- 3.31 In Tuxford, improvements to existing primary care facilities will be required to accommodate Local Plan development.
- 3.32 Section 2 also identifies that the Local Plan growth is expected to have an impact on acute care facilities at Bassetlaw Hospital.

- 3.33 Using the HUDU model, the required cost per dwelling incurred for primary care services is £610. For example, if a development of 2,900 dwellings were to be built, generating an expected population of 6,670 patients, a £610 per dwelling formula would generate 720sqm of clinical space. For acute services, based on a formula which projects increases in attendance at hospital, pro rata for a per capita population, the cost per dwelling is £69.
- 3.34 Based on the above, the ICP confirm that the equivalent new health provision summarised below and costed in Table 33 will be required to meet future demand:
- Worksop – improvements to existing primary care facilities to accommodate Local Plan development
 - Retford – a new GP satellite surgery (approx. 218 sqm) and community health facilities at the Ordsall South site
 - Retford - improvements to existing primary care facilities to accommodate Local Plan development
 - Tuxford – improvements to existing primary care facilities to accommodate Local Plan development
 - Bassetlaw Hospital – improvements to acute care facilities to address additional patient demand generated by Local Plan growth.
- 3.35 Figures will be updated as and when the DfHSC or NHS England produce updated information or through changes to building costs using the appropriate BCIS indexation. Figures are index-linked from the date of the relevant legal agreement relating to the granting of planning permission to the BCIS All-In Tender Price Index.
- 3.36 Where contributions or part contributions are secured towards new GP infrastructure but do not cover the full cost, any shortfalls in funding will need to be managed by health partners including GPs and the ICP with due consideration to available resources in the relevant accounting period.

Green Infrastructure

Open Space

- 3.37 The Council through the Local Plan has identified open space standards against which the quantity, quality and accessibility of open space per 1000 residents will be assessed. The Open Space Assessment provides the baseline position by open space type as of 2021. The standards are informed by the most up to date existing and demographic population information from ONS.
- 3.38 The Council has taken cost of provision for various open space types based on standardised costs of providing facilities within the district, enabling an estimate of costs per scheme to be determined.
- 3.39 It is evident from Section 2 that open space typology deficiencies exist in some parts of Worksop and Retford. This is even with new open space provision that is being delivered as part of new development such as at Gateford Park, Worksop and at Trinity Fields, Retford.
- 3.40 Section 2 shows that there is a deficiency of provision for natural/semi natural green space in Worksop and Retford, and also a need for children's play in northern Worksop, northern Retford and Ordsall areas of Retford.

- 3.41 The Local Plan states that new on site open space will only be sought from developments of 100 dwellings or more to deliver a sustainable new neighbourhood or to create an appropriate recreational environment. In terms of new parks and/or larger natural and semi natural greenspace these will only be sought where a new critical mass of residents is proposed, such as at Peaks Hill Farm and at Ordsall South. Otherwise, the number of people generated by each new housing development does not justify new spaces of this type.
- 3.42 In relation to the other site allocations, consideration is given as to whether the existing provision of open space in a locality can reasonably accommodate the use associated with the new residents. Improvements to existing open space and children's play facilities will be required to manage impacts if identified.
- 3.43 The BDC costs of provision are:
- Children's on-site play space - £180,000 for a NEAP / LEAP & £80,000 for a MUGA
 - Multifunctional open space improvements - £80,000 per 10,000sqm.
 - Allotments - £10,000 per site
- 3.44 Based on the above, and the capacity issues identified by Section 2 the open space provision summarised below and costed in Table 34 is likely to be required to meet future demand:
- Worksop
 - new on site multifunctional open space at Peaks Hill Farm to include the land between Carlton Road and Peaks Hill Wood. Based on expected housing mix this should include children and young people's facilities, natural/semi natural space and allotment space
 - new on site multifunctional open space at the former Manton School site to include the re-location of the 0.7ha of on site open space
 - Retford:
 - new on site multifunctional country park (23ha) on the western boundary of Ordsall South and additional open space throughout the wider site. Based on expected housing mix this should include children and young people's facilities, natural/semi natural space, allotment space, and a SANG.
 - new on site multifunctional open space to include children's play and natural/semi natural greenspace and allotment space at Trinity Farm
 - Worksop – it is anticipated that improvements to existing open space in the locality will be sought from the Pupil Referral Centre and Talbot Road
 - Retford – it is anticipated that improvements to existing open space in the locality will be sought from the Former Elizabethan School, St Michael's View and Fairygrove
 - Tuxford – it is anticipated that improvements to existing open space in the locality will be sought to accommodate Local Plan development

Sports facilities

- 3.45 Provision of sports facilities is expected to respond to needs generated by specific developments taking into account the existing provision in the locality.
- 3.46 The Playing Pitch Strategy (PPS) provides an estimate of demand for pitch sport based on population forecasts and club consultation to 2037. Future demand is translated into teams likely to be generated, rather than actual pitch provision required. The Sport England New Development Playing Pitch Calculator (NDC) adds to this, updating the

likely demand generated for pitch sports based on housing increases and converts the demand into match equivalent sessions and the number of pitches required. This is achieved via team generation rates (TGRs) in the PPS to determine how many new teams would be generated from an increase in population derived from housing growth and gives the associated costs of supplying the increased pitch provision.

- 3.47 The PPS states based on experience that only housing sites with 600 dwellings or more are likely to generate demand for new provision. For large scale developments, it is likely that demand will be potentially generated for larger sports such as football and/or cricket. Consideration should be given to providing multi-pitch sites with suitable ancillary provision, including appropriate changing facilities and car parking. Single pitch sites which have been provided traditionally by developers are not considered to provide long-term sustainable provision for pitch sports.
- 3.48 Where demand does not warrant new pitch provision, contributions should be used to enhance existing provision in the locality through, for example, improving quality or providing new or improved ancillary provision.
- 3.49 The PPS considered various scenarios, the most comparable in terms of overall number of dwellings generated by the site allocations is scenario 2 (approximately 2740 dwellings). Scenario 2 shows the additional demand for pitch sports generated from that housing growth. The demand is shown in match equivalent sessions per week for the majority of sports, with the exception of cricket, where match equivalent sessions are by season. Training demand is expressed in either hours or match equivalent sessions. Where expressed in hours, it is expected that demand will be to either a 3G pitch (to accommodate football demand) or an AGP (to accommodate hockey demand). Where expressed in match equivalent sessions, it is expected training will take place on floodlit grass pitches.
- 3.50 The indicative figures assume that population growth will average 2.3364 per dwelling.
- 3.51 The number of pitches required has been rounded up or down accordingly, however capital and revenue costs are based on indicative pitch costs, proportionate to the total match equivalent sessions required rather than just whole pitches required. Though increases in match sessions for some sports are not sufficient to warrant the creation of new pitches, the associated costs have been incorporated and investment into alternative sites could instead be considered to increase capacity to accommodate this new demand.
- 3.52 This population increase equates to 4.37 match equivalent sessions of demand per week for grass pitch sports, 0.28 match equivalent sessions of demand per week on AGPs for hockey and 30.97 match equivalent sessions of demand per season for cricket. Training demand equates to 8.1 hours of use per week for football on 3G pitches and hockey equates to 0.58 hours of use per week on AGPs. There are also 0.34 match equivalent sessions per week of training for rugby union on a floodlit grass pitch.
- 3.53 The PPS estimates that this scenario would generate:
- 5.07 new pitches (across football, rugby union/league and cricket, adult/junior), with a capital cost of £507,612 and a lifecycle cost of £105,276.
 - 0.25 artificial grass pitches, with a capital cost of £247,918 and lifecycle cost of £8,815

- 3.54 The NDC also estimates that there will be a need to provide 6.78 additional changing rooms to support new pitch provision. The total capital cost to deliver this level of additional changing provision is £1,133,051.

Indoor Sports Facilities

- 3.55 The approach taken to provision of indoor sports facilities is similar to that for playing pitches; it will respond to needs generated by specific developments and existing provision in the locality.
- 3.56 The Built Facilities Study 2021 (BFS) provides an estimate of demand for indoor sport provision based on population forecasts and club consultation to 2037. Future demand is translated into demand likely to be generated, rather than actual provision required. The Sport England Facility Calculator adds to this, updating the likely demand generated for indoor sports provision based on expected level of demand and the anticipated costs of such provision.
- 3.57 The BFS states that the proposed level of growth in the District is likely to generate demand for new provision to be created for some sports due to existing capacity constraints, potentially for sports such as Badminton and Tennis.
- 3.58 Consideration should be given to providing new multifunctional facilities with ancillary provision, including appropriate changing facilities and car parking. The multifunctional nature of new provision will also enable these spaces to adapt to the change in demand for indoor sports provision over the plan period and for them to be used by various groups. Where demand does not warrant new indoor sports provision, contributions should be used to enhance existing provision in the locality through, for example, improving quality or providing new or improved ancillary provision.
- 3.59 In line with the recommendations of the Playing Pitch Strategy and the Built Facilities Study, only the two sites delivering more than 600 dwellings (Peaks Hill Farm and Ordsall South) are expected to make provision for sports facilities on site.
- 3.60 Based on the above, the sports facilities provision summarised below is expected to be required to meet future needs:
- Worksop (Former Manton School) - an appropriate financial contribution, equivalent to the loss of three on site junior playing pitches, to be used to enhance the quality of existing junior pitch provision in the locality;
 - Worksop (Peaks Hill Farm) - new multifunctional sports facilities on site to include ancillary accommodation;
 - Retford (Ordsall South) – new multifunctional sports facilities on site to include ancillary accommodation.

Climate change mitigation – Tree Planting

- 3.61 Historically Bassetlaw District has close ties with the Sherwood Forest. Today, the District supports the northernmost reach of the Sherwood Forest area: over 10,000 ha of woodland, including 600 ha of ancient woodland, almost double the average woodland coverage for England.
- 3.62 The Council consider that tree planting can contribute to mitigating the impacts of climate change. The Woodland Trust advise that more trees can be secured if they are smaller in size, they would require less maintenance and will mature more naturally over time. However, the Council recognises the value of providing mixed native woodland, appropriate to the location in the district (urban or rural) and soil conditions.

3.63 The average cost of a native tree (up to 100cm as a sapling) is costed at £10.95 by the Woodland Trust's website <https://shop.woodlandtrust.org.uk/single-trees>. Such provision would enable a mix of different size native trees to be provided when grown to full height (small, medium and large), appropriate to location. 5 trees equates to c£55, with a reasonable allowance for management this equates to £100 per dwelling.

3.64 In the first instance tree planting should take place on site. Where it is not feasible for the full/part tree planting allowance to be provided on site, a financial contribution will be sought in lieu of the outstanding provision to enable tree planting to take place within the locality. The Council owns a large amount of land in the district, particularly in the Main Towns. Tree planting can be provided on range of sites. These may include:

- Kilton Forest Golf Course Worksop
- Langold Country Park including Dyscarr Woods NR
- Sandhill Lake LWS
- Worksop Bracebridge Road Playing Field
- Worksop Farr Park Recreation Ground
- Worksop Show Ground
- Worksop Welham Road
- Retford Kings Park
- Retford Goosemore Playing Field
- Ordsall Sandhills
- Leverton Road, Retford
- Tommy Simpson Field, Harworth

Transport, Walking and Cycling Infrastructure

3.65 Nottinghamshire County Council and National Highways are responsible for planning and commissioning new and enhanced highway and public transport provision in Bassetlaw. Where residential developments create extra demand for highway and public transport infrastructure, contributions may be sought towards the provision of the appropriate mitigation to accommodate that extra demand. In some cases, new infrastructure can be solely required by development to meet forecast demand such as new access points. New walking and cycling infrastructure also plays a key role in promoting sustainable development by encouraging people to access local facilities on foot and reduce the use of their car. New walking and cycling provision will be provided by new development where there is a direct impact or an opportunity to connect the site with existing walking and cycling provision.

3.66 Costs for Transport provision (as identified by the Bassetlaw Transport Study) vary and depend on the type and quantity of new or enhanced highway, public transport services or the extent of the walking and cycling infrastructure. These are usually measured in the amount of land and cost per mile, the cost of a bus service over a set period of time, or the cost of providing the latest standard in walking and cycling infrastructure provision:

- Typical cost of funding a bus service in Nottinghamshire is between £250,000 and £500,000 per annum;
- Around £10m per km of new road;
- Around £0.75-£1.1m per km of new walking and cycling infrastructure.

3.67 From section 2, the Bassetlaw Transport Study and the Retford Transport Assessment 2022, it is likely that the capacity in some parts of the existing highway in Worksop, Retford and along parts of the A57 may require enhancement to accommodate Local Plan growth. Additional public transport infrastructure will also be required to service

new development and enable residents of the site allocations to access sustainable forms of transport. This is with current improvements to highway and public transport planned in the locality of the sites.

- 3.68 New development will also be required to provide appropriate walking and cycling provision proportionate to the scale of development and its location. For Peaks Hill Farm a new east-west distributor road connecting Blyth Road to Carlton Road has been identified. This is considered necessary to enable traffic to move freely through the development and in the wider area and to support the provision of public transport services. It should also incorporate high-grade segregated walk/cycleway.
- 3.69 At Ordsall South, a new distributor standard access will be required to support anticipated traffic volumes, enable access to public transport services and create a clear network of walk/cycleways across the site.
- 3.70 For smaller schemes, extensions to existing foot/cycleways or improved connections to the existing network may be required.
- 3.71 It is also likely that the strategic site allocations and Trinity Farm, as well as some of the other site allocations in Retford and the Apleyhead employment allocation may be required to mitigate impacts on existing highway infrastructure off-site. The impact and associated mitigation will be determined at planning application stage through a Transport Assessment/Statement, through engagement with the Local Highways Authority and where necessary National Highways.
- 3.72 The estimated capital costs to provide additional highway and public transport infrastructure provision required to meet the additional demand due to Local Plan development are summarised in Table 35 below. Costs associated with off site measures are expected to be proportionate to address the impacts associated with a specific site allocation or phase of development at that site allocation.
- 3.73 Based on section 2, the Bassetlaw Transport Study and the Retford Transport Assessment the highway and public transport infrastructure provision summarised below and costed in Table 35 will be required to meet future demand:

Ordsall South, Retford:

- a distributor standard access to the east and west parts of Ordsall South from Ollerton Road for vehicles, cyclists and pedestrians;
- any appropriate proportionate financial contribution towards the provision of off-site traffic management schemes along Main Road, Eaton and at Ordsall Old Village;
- appropriate highway demand management measures to be in operation throughout the lifetime of the construction of the site;
- any appropriate financial contribution towards a high frequency bus service from the site to Retford town centre supported by appropriate public transport infrastructure within the site.

Trinity Farm, Retford:

- an appropriate access point to the site from North Road, capable of accommodating public transport;
- any appropriate financial contribution towards improving public transport infrastructure;
- appropriate highway demand management measures to be in operation throughout the lifetime of the construction of the site;

- a public right of way through the site to connect to the existing network to the north east;

Fairygrove, Retford:

- two points of access from Grove Road for vehicles, cyclists and pedestrians;
- any proportionate financial contribution towards improving level crossing safety at Grove Road to accommodate vehicles and use associated with the development;
- any appropriate financial contribution towards improving public transport infrastructure;
- a pedestrian footpath connecting the site to the existing public Right of Way to the south-east and west;

St Michael's View, Retford:

- any appropriate financial contribution towards enhancing bus service provision in the locality;

Milnercroft, Retford:

- an appropriate private drive from Leafield of at least 5.8m width to accommodate vehicles and cyclists;
- a pedestrian footway connecting the site to the existing footway on Leafield.

Former Elizabethan School, Retford:

- access to the site for vehicles onto Leafield;
- quality, safe and direct footpath and cycle links between Leafield and West Furlong and to the open space to the south-west;
- any appropriate financial contribution towards enhancing bus service provision in the locality;

Apleyhead:

- access/egress to and from the site from the A57 for vehicles, public transport, cyclists and pedestrians;
- any appropriate financial contribution towards extending a high frequency bus service between the site and Worksop town centre supported by appropriate public transport infrastructure within the site;
- quality, safe and direct pedestrian and cycle links along the A57 to connect with existing development;

Peaks Hill Farm:

- a new distributor standard road, between the A60 Carlton Road and the B6045 Blyth Road capable of accommodating public transport and a stepped two way cycle track;
- new pedestrian and cycle links from the site to neighbouring areas to the south, and to EES10 Carlton Forest to the north;
- appropriate highway demand management measures to be in operation throughout the lifetime of the construction of the site;
- any appropriate financial contribution towards a high frequency bus service from the site to Worksop town centre and the wider area supported by appropriate public transport infrastructure within the site;
- connections to the public rights of way network to the east and west of the site;

Talbot Road:

- an appropriate link road between Talbot Road and Lincoln Road to accommodate vehicles, cyclists and a footway either side of the link road to accommodate pedestrians.

Radford Street:

- safe access to the site from Furnival Street for vehicles, pedestrians and cyclists;
- quality, safe and direct footpath and cycle links between Furnival Street and Radford Street.

Former Manton Primary School:

- safe access to the site for vehicles, cyclists and pedestrians from Kingston Road (south) via the current school entrance and adjacent land; and, a second access from Kingston Road (east) beyond the Kingston Community Centre;
- quality, safe and direct footpath and cycle links between Kingston Road and South Avenue, and between Kingston Road (east) and Kingston Road (south).

Bassetlaw Pupil Referral Centre:

- access onto Newgate Street for vehicles, pedestrians and cyclists;
- a pedestrian footway connecting the site to the existing footway on Newgate Street.

Ollerton Road, Tuxford:

- one point of access from Ollerton Road for vehicles, cyclists and pedestrians, designed to accommodate public transport;
- any appropriate financial contribution towards improving public transport infrastructure in the locality;
- a suitable pedestrian footway along the Ollerton Road frontage to connect to the existing footway on Ollerton Road with The Pastures;
- a pedestrian/cycle path connection from the southern edge of the site to Long Lane, and provision of any appropriate financial contribution towards improving its surface quality to Tuxford centre;
- the retention of the existing Public Right of Way between Ollerton Road and Long Lane along the eastern boundary.

3.74 The BTS shows that sites in Retford of 10 or more dwellings, Peaks Hill Farm in Worksop and Apleyhead may be required to provide any appropriate proportionate financial contribution towards improving highways infrastructure in the locality of the site.

3.75 Where contributions are secured towards new highway and public transport infrastructure but do not cover the full cost of delivery, any shortfalls in funding will need to be managed by transport partners including bus providers, NCC and National Highways with due consideration to available resources in the relevant accounting period.

Utilities Infrastructure

3.76 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, gas 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 directly by the developer.

4. INFRASTRUCTURE COSTS

- 4.1 Costs of infrastructure are set out by type in the tables below. These are based on the estimated infrastructure costs identified via Local Plan evidence and/or through detailed discussions with infrastructure partners, as identified in Section 3 of this IDP.
- 4.2 There are a number of infrastructure items, for example, sports facilities where costs are unknown at this point because the type of facility to be provided will be agreed through the masterplanning process to respond to the needs of the development.
- 4.3 The following tables focus on the infrastructure considered by the Council to be necessary to mitigate the impact of new development as defined by the IDP.

Costs for Education Infrastructure		
Source of Funding	Information	Total Cost
Overall Cost of Education Provision (Primary and Secondary)		£16,122,674*
Necessary infrastructure secured via Section 106 agreement or through the provision of land.	Cost agreed with the Local Education Authority based on number of pupil places generated as per the NCC Developer Contributions Strategy as per Section 3 of this IDP.	£8,872,461
Expected Funding Gap		-£7,250,213
Likely contributions from sites within Worksop Central.	Cost agreed with the Local Education Authority based on number of pupil places generated as per the NCC Developer Contributions Strategy as per Section 3 of this IDP. Delivery mechanism to be agreed via the DPD.	£1,053,671**
Estimated overall CIL receipt up to 2038.	Within Appendix 1	£10.89m

Table 32: Estimated costs for Education Infrastructure

*This includes the provision of the new primary school at Ordsall South.

**This only includes the Worksop Central DPD sites relied upon in the Local Plan housing trajectory (Appendix 1).

Costs for Health Care Provision		
Sources of Funding	Information	Total Cost
Overall Cost of Health Care Provision		£1,855,028
Necessary infrastructure secured via Section 106 agreement	Costs agreed with Bassetlaw ICP as per Section 3 of this IDP.	£1,855,028
Expected Funding Gap		£0

Table 33: Overall Costs for Health Infrastructure Provision

Costs for Green Infrastructure/Sport Provision		
Sources of Funding	Information	Total Cost
Overall Cost of Green Infrastructure/Sports Facilities		£2,865,300
Necessary infrastructure secured via Section 106 agreement	Costs based on information within Section 3 of this IDP.	£2,865,300
Expected Funding Gap		£0

Table 34: Overall Costs for Green Infrastructure/ Sport Provision

Costs for Transport Infrastructure		
Sources of Funding	Information	Total Cost
Overall Cost of transport infrastructure		£25,417,844
Necessary infrastructure secured via expected Section 106 contributions	Costs based on information within Section 3 of this IDP.	£23,112,800
Expected Funding Gap		-£2,305,044
Likely contributions from sites within Worksop Central*.	Costs based on information within Section 3 of this IDP. Delivery mechanism to be agreed via the DPD	£170,000*
Estimated overall CIL receipt up to 2038.	Information within Appendix 1	£10.89m

Table 35: Overall Costs for Transport Infrastructure Provision

*This only includes the Worksop Central DPD sites relied upon in the Local Plan housing trajectory (Appendix 1).

- 4.4 The overall funding gap (total cost of infrastructure from the site allocations) is c£46.2m. The estimated contributions associated with developer contributions is expected to provide around c£36.7m leaving a residual funding gap of £9.5m. Consistent with national Planning Practice Guidance - the estimated CIL receipt is likely to be c £10.89m - which will contribute to reducing the residual funding gap, but is not required to fill it.
- 4.5 However, given that there are a number of infrastructure items that are not costed the overall cost of infrastructure and the funding gap is likely to be larger than this.

5. FUNDING AND DELIVERY OF INFRASTRUCTURE

- 5.1 Following the identification of infrastructure expected to be required to support growth allocated in the Local Plan, the Council has identified, in consultation with relevant infrastructure partners, likely delivery mechanisms and funding sources.
- 5.2 National Planning Practice Guidance³ identifies a range of costs to be considered as part of a Local Plan 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; and
 - 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.
- 5.3 Infrastructure partners have identified that several site allocations should plan for significant on-site infrastructure. The most effective way to secure such infrastructure is via section 106 planning obligations.
- 5.4 The Whole Plan Viability Assessment 2022 therefore makes a distinction between the policy requirement costs, specifically between developer contributions and the Community Infrastructure Levy. The IDP reflects this. The likely S106 contribution therefore only relates to developer contributions, 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.
- 5.5 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.
- 5.6 It identifies 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. This is consistent with national Planning Practice Guidance⁴ which states that zero CIL 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.
- 5.7 Additionally the Whole Plan Viability Assessment 2022 states that on sites of 49 homes or less, 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. 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.
- 5.8 A review of the Community Infrastructure Levy (CIL) Charging Schedule is underway and its examination will follow closely behind the timetable of the Local Plan. The draft CIL Charging Schedule can be viewed on the Council's website at:

³ <https://www.gov.uk/guidance/viability#viability-and-plan-making>

⁴ <https://www.gov.uk/guidance/community-infrastructure-levy#relief-and-exemptions>

<https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/community-infrastructure-levy-cil-draft-charging-schedule/>

- 5.9 The IDP, in Appendix 2, identifies the types of strategic infrastructure that may be wholly or partly funded from the CIL. This reflects the priorities within the Council's Infrastructure Funding Statement. Prioritisation will be informed by the Local Plan trajectory. This will ensure infrastructure delivery is aligned with growth.

Estimated CIL Receipt Income

- 5.10 An estimation of CIL receipts between 2020 and 2038 has been calculated in Appendix 1. It is important to note that until the CIL is secured, it is only an estimate, based on:

- An average residential unit of 90sqm internal floorspace (as identified by the Whole Plan Viability Assessment 2022)
- Calculations for outline permissions and site allocations are based on the proposed CIL rate of £20sqm. Index linking has been applied at the current rate of 333 to account for inflation over time.

- 5.11 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.

- 5.12 No account has been taken of 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.

- 5.13 The CIL calculations include:

- the neighbourhood portion: as per CIL legislation a percentage of CIL will go to locally affected communities, 25% to parishes with 'made' neighbourhood plans and 15% for those areas without 'made' neighbourhood plans.
- affordable housing contributions: for sites with planning permission, this is based on the provisions of the adopted Core Strategy. For site allocations, it is based on the provisions of Local Plan Policy ST29.
- other developments not liable to pay CIL or are CIL exempt (excluding self-build).

It does not however take account of the 5% allowed to be used for administration of the CIL.

- 5.14 Appendix 1 estimates the CIL receipt over the Plan period based upon the Local Plan housing trajectory as at 31 March 2023. The following provides an overview of Appendix 1:

- Columns A-E: provide site information.
- Columns F-X: set out the Local Plan housing trajectory.
- Column Z: gives the cost per unit based on an average size of 90 m², CIL rate of £20 subject to 2022 indexation is = £29.64 per m²
- Column AA: gives the estimated overall CIL per development as c£16.89m
- Column AB: identifies the affordable housing discount used, with Column AC identifying the discount, totalling c£3.1m
- Column AD: is the total CIL per development with the affordable housing discount at c £13.75m
- Columns AE and AF: give the relevant neighbourhood portion (15/25%) at £2.86m.
- Column AG: gives the estimated strategic CIL per development with the affordable housing and neighbourhood portion discounts. This totals £10.89m.

- 5.15 This shows that there will potentially be c£10.89m generated by CIL, with the majority coming from sites with planning permission in the housing trajectory.

Other Funding Streams

- 5.16 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 strategic infrastructure identified as required to support the cumulative impact of Local Plan growth.

- 5.17 There are many potential funding options available to the Council and its partners to use to provide infrastructure during the Plan period. These include:

- East Midlands Mayoral County Combined Authority devolution arrangements;
- capital funding by the County Council such as through the Local Transport Plan, the Local Cycling and Walking Infrastructure Plan and/or the Bus Service Improvement Plan;
- capital funding by the District Council;
- successful Government funding bids e.g. £18m secured via the Levelling Up Fund to open up a key Worksop town centre site and deliver walking and cycling infrastructure;
- prudential borrowing by the Council to secure loans at low rates from the Public Works Loan Board (PWLB) under prudential principles;
- local asset backed vehicle which allows the Council to use their assets (usually land) to lever long-term investment from the private sector for regeneration projects;
- strategic asset management whereby the Council maximises the contribution local authority assets make through refurbishing and repurposing buildings to make better use out of them and ready them for sale; selling off to generate receipts, or liabilities to reduce costs; acquiring new assets to meet local council or civic needs, to deliver where the market cannot or to grow the investment portfolio;
- New Homes bonus paid by central government to local councils to reflect and incentivise housing growth in their areas.

- 5.18 It is expected that other funding streams through partner investment such as the Environment Agency investment plan will come forward within the Local Plan period that will contribute towards delivery of strategic infrastructure.

- 5.19 In addition, there may be an opportunity to seek 'specialist funds' for topic specific projects, for example, seeking funding from the Heritage Lottery Fund. 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.

Delivery Mechanisms

- 5.20 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 as identified within Tables 32-35. 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.

- 5.21 There may be a need for prioritisation of developer contributions along with the use of CIL and/or exploration of external funding opportunities as identified above with infrastructure partners and organisations.
- 5.22 Appendix 2 sets out the site-specific infrastructure requirements for each of the site allocations within the Local Plan, informed by Sections 2-4 of this IDP. It categorises infrastructure based on when provision will be needed, as follows:
- Essential infrastructure** is defined as a project which is essential to enable growth and is a prerequisite to unlock any future works to facilitate the delivery of strategic sites. Thereby, essential in ensuring that the impact of the new development does not have a significant detrimental impact on existing infrastructure, services and facilities. Essential infrastructure is therefore considered to be a direct cost absorbed by the development so is not identified.
- Necessary infrastructure** is defined as a project which is 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. These are usually identified through the sustainability appraisal and other evidence base documents as necessary to make a proposed development acceptable in planning terms.
- Desirable infrastructure** is defined as a project which is unlikely to prevent development taking place but would benefit place making.
- 5.23 It is considered that there are no desirable infrastructure items identified.
- 5.24 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.
- 5.25 When seeking funds from these sites through developer contributions, provision will need to reflect the relevant legislative CIL tests and the content of national policy relating to viability.
- 5.26 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.
- 5.27 In areas where Neighbourhood Plans are made, it is expected that funds will be secured for infrastructure both through developer contributions and through the Council's Community Infrastructure Levy. In these cases, 25% of any CIL funds will be transferred to enable the local parish to use on local priorities, expected to be those identified as needed to support development within the relevant Neighbourhood Plan. Elsewhere, local CIL monies will be used in line with the district council spending strategy, with infrastructure partners given over funds in line with identified local infrastructure priorities.

APPENDIX 2: LOCAL PLAN SITE SPECIFIC INFRASTRUCTURE PRIORITIES

Infrastructure Type:	Infrastructure requirement	Potential delivery mechanism
HS1: Peaks Hill Farm, Worksop		
Education	2.5ha of serviced land and an appropriate financial contribution towards enabling a 2 form entry secondary school satellite facility on site	S106 / CIL (from other Worksop site allocations)
Social Infrastructure	New and/or improved social infrastructure, services and facilities to meet the needs of the development	S106
	Local Centre on site	Direct delivery - developer
	Community hub on site	Direct delivery - developer
Green Infrastructure	Sports facilities and ancillary accommodation on site	S106
	Multifunctional open space	Direct delivery - developer
	Trees to contribute to climate change mitigation	S106
Transport	A new east-west distributor road and public transport corridor between the A60 Carlton Road and the B6045 Blyth Road	Direct delivery - developer
	New two way footway and stepped cycle track between the A60 and the B6045	Direct delivery - developer
	Any appropriate, proportionate financial contribution(s) towards improving highways infrastructure in the locality of the site	S278/S106
	Any appropriate financial contribution towards a high frequency bus service from the site to Worksop town centre and the wider area supported by appropriate public transport infrastructure within the site	S106
	Any appropriate proportionate walking/cycling links to neighbouring areas	S278/S106
	Connections to the public right of way network to the east and west of the site	Direct delivery - developer
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	Necessary improvements to enable connection to the digital infrastructure network	Planning condition
HS2: Bassetlaw Pupil Referral Centre, Worksop		
Education	Appropriate contribution towards increasing secondary school capacity in the area	CIL
Social/Green infrastructure	New and/or improved social, community and green infrastructure to meet the needs of the development	S106

Infrastructure Type:	Infrastructure requirement	Potential delivery mechanism
	Provision of trees to contribute to climate change mitigation	S106
Transport	Access onto Newgate Street for vehicles, pedestrians and cyclists	Direct delivery - developer
	Pedestrian footway connecting the site to Newgate Street	Direct delivery - developer
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	Necessary improvements to enable connection to the digital infrastructure network	Planning condition
HS3: Radford Street, Worksop		
Education	Appropriate contribution towards increasing secondary school capacity in the area	S106
Social/Green infrastructure	New and/or improved social, community and green infrastructure to meet the needs of the development	S106
	Provision of trees to contribute to climate change mitigation	S106
Transport	Access into the site from Furnival Street for vehicles, pedestrians and cyclists	Direct delivery - developer
	Pedestrian footway/cycle links between Furnival Street and Radford Street	Direct delivery - developer
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	Necessary improvements to enable connection to the digital infrastructure network	Planning condition
HS4: Former Manton Primary School, Worksop		
Education	Appropriate contribution towards increasing secondary school capacity in the area	S106
Social infrastructure	New and/or improved social and community infrastructure to meet the needs of the development	S106
Green Infrastructure	Provision of 1.15ha multifunctional open space on site	Direct delivery - developer
	Provision of trees to contribute to climate change mitigation	S106
	An appropriate financial contribution, equivalent to the provision of three junior playing pitches, to be used to enhance the quality of existing junior pitch provision in the locality	S106
Transport	Access to the site for vehicles, cyclists and pedestrians from Kingston Road (south) via the current school entrance and adjacent land; and, a second access from Kingston Road (east) beyond the Kingston Community Centre	Direct delivery - developer

Infrastructure Type:	Infrastructure requirement	Potential delivery mechanism
	Footpath and cycle links between Kingston Road and South Avenue, and between Kingston Road (east) and Kingston Road (south)	Direct delivery - developer
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	Necessary improvements to enable connection to the digital infrastructure network	Planning condition
HS5: Talbot Road, Worksop		
Education	Appropriate contribution towards increasing secondary school capacity in the area	CIL
Social infrastructure	New and/or improved social and community infrastructure to meet the needs of the development	S106
Green Infrastructure	Appropriate contribution towards to improve the adjoining Talbot Road amenity greenspace	S106
	Provision of trees to contribute to climate change mitigation	S106
Transport	Appropriate link road between Talbot Road and Lincoln Road to accommodate vehicles, cyclists and a footway either side of the link road to accommodate pedestrians	Direct delivery - developer
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	Necessary improvements to enable connection to the digital infrastructure network	Planning condition
HS7: Trinity Farm, Retford		
Education	Not required	
Social Infrastructure	New and/or improved social and community infrastructure and facilities to meet the needs of the development	S106
Green Infrastructure	Provision of multifunctional open space on site	Direct delivery - developer
	Provision of trees to contribute to climate change mitigation	S106
Transport	Appropriate access point to the site from North Road, capable of accommodating public transport	Direct delivery - developer
	Any appropriate proportionate financial contribution towards improving highways infrastructure in the locality of the site	S278/S106
	Any appropriate financial contribution towards improving public transport infrastructure	S106

Infrastructure Type:	Infrastructure requirement	Potential delivery mechanism
	New footway/cycle path along North Road frontage to connect to the shared use path to the south	Direct delivery - developer
	Public right of way through the site to connect to the existing network to the north east	Direct delivery - developer
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	Necessary improvements to enable connection to the digital infrastructure network	Planning condition
HS8: Milnercroft, Retford		
Education	Not required	
Health	Not required	
Green Infrastructure	Provision of community garden – on-site	Direct delivery - developer
	Re-provision of active allotment space to an existing site in the locality which must be operational before development commences	S106
Transport	An appropriate private drive from Leaffield of at least 5.8m width to accommodate vehicles and cyclists	Direct delivery - developer
	A pedestrian footway connecting the site to the existing footway on Leaffield	Direct delivery - developer
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	Necessary improvements to enable connection to the digital infrastructure network	Planning condition
HS9: Former Elizabethan School, Retford		
Education	Not required	
Social Infrastructure	New and/or improved social and community infrastructure to meet the needs of the development	S106
Green Infrastructure	Any appropriate financial contribution towards the improvement of the adjoining open space	S106
	Provision of trees to contribute to climate change mitigation	S106
Transport	Access to the site for vehicles onto Leaffield	Direct delivery - developer
	Footpath and cycle links between Leaffield and West Furlong and to the open space to the south-west	Direct delivery - developer
	Any appropriate financial contribution towards enhancing bus service provision in the locality	S106
	Any appropriate, proportionate financial contribution towards improving highways infrastructure in the locality of the site	S278/S106/CIL

Infrastructure Type:	Infrastructure requirement	Potential delivery mechanism
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	All necessary improvements to enable connections to the digital infrastructure network	Planning condition
HS10: St Michael's View, Retford		
Education	Not required	
Social Infrastructure	New and/or improved social and community infrastructure and green infrastructure to meet the needs of the development	S106
	Provision of trees to contribute to climate change mitigation	S106
Transport	Access onto Hallcroft Road for vehicles, pedestrians and cyclists	Direct delivery - developer
	Any appropriate financial contribution towards enhancing bus service provision in the locality	S106
	Any appropriate, proportionate financial contribution towards improving highways infrastructure in the locality of the site	S278/S106/CIL
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	Necessary improvements to enable connection to the digital infrastructure network	Planning condition
HS11: Fairygrove, Retford		
Education	Not required	
Social Infrastructure	New and/or improved social, community and green infrastructure to meet the needs of the development	S106
	Provision of trees to contribute to climate change mitigation	S106
Transport	Two points of safe access from Grove Road for vehicles, cyclists and pedestrians	Direct delivery - developer
	Any proportionate financial contribution towards improving level crossing safety at Grove Road to accommodate vehicles and use associated with the development	S278/S106
	Any appropriate financial contribution towards improving public transport infrastructure to address public transport usage associated with the development	S106
	A pedestrian footpath connecting the site to the existing public Right of Way to the south-east and west	S106
	Any appropriate, proportionate financial contribution towards improving highways infrastructure in the locality of the site.	S278/S106/CIL

Infrastructure Type:	Infrastructure requirement	Potential delivery mechanism
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	Necessary improvements to enable connection to the digital infrastructure network	Planning condition
HS12: Station Road, Retford		
Education	Not required	
Social Infrastructure	Not required	
Green Infrastructure	Not required	
Transport	Not required	
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	Necessary improvements to enable connection to the digital infrastructure network	Planning condition
HS13: Ordsall South, Retford		
Education	1.5ha of serviced land to accommodate a 1.0 Form Entry primary school and early years facility and associated supporting infrastructure; and an appropriate financial contribution towards enabling primary school education	S106
Social Infrastructure	New GP branch surgery - approx. 218 sqm GIA - and community healthcare facilities on-site	S106
	A Local Centre on site	S106
	A community hub on site to include indoor and outdoor sports facilities and ancillary accommodation	S106
Green Infrastructure	A 23ha country park and Suitable Alternative Natural Greenspace on site	S106
	Provision of multifunctional open space on-site	S106
	Provision of space for food production on site	S106
	Provision of trees to contribute to climate change mitigation	S106
Transport	Two-point distributor standard access to the west part of the site and a single point distributor road access to the east part of the site from Ollerton Road for vehicles, cyclists and pedestrians	S278/S106
	Any appropriate proportionate financial contribution towards improving highways infrastructure-in the locality of the site	S278/S106
	Any appropriate proportionate financial contribution towards the provision of off-site traffic management schemes along Main Road, Eaton and at Ordsall Old Village	S278/S106

Infrastructure Type:	Infrastructure requirement	Potential delivery mechanism
	New and improved pedestrian and cycle links from the site to neighbouring areas	Direct delivery - developer
	New footway and marked cycle path along the Ollerton Road frontage (east and west) to connect to the existing network at Ordsall	Direct delivery - developer
	Improvements to the existing public rights of way that cross the site and run along its boundaries	Direct delivery - developer
	Provision of a new footpath and marked cycle path along the Ollerton Road frontage – on-site	Direct delivery - developer
	Any appropriate financial contribution towards a high frequency bus service from the site to Retford town centre and the wider area supported by appropriate public transport infrastructure within the site	S106
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	Necessary improvements to enable connection to the digital infrastructure network	Planning condition
HS14: Ollerton Road, Tuxford		
Education	Appropriate contribution towards increasing primary school capacity in the area - Tuxford	CIL
Social Infrastructure	New and/or improved social, community and green infrastructure to meet the needs of the development	S106
Green Infrastructure	Provision of trees to contribute to climate change mitigation	S106
Transport	One point of safe access from Ollerton Road for vehicles, cyclists and pedestrians, designed to accommodate public transport	Direct delivery - developer
	Any appropriate financial contribution towards improving public transport infrastructure in the locality	S106
	Suitable pedestrian footway along the Ollerton Road frontage to connect to the existing footway on Ollerton Road with The Pastures	Direct delivery - developer
	Pedestrian/cycle path connection from the southern edge of the site to Long Lane, and provision of any appropriate financial contribution towards improving its surface quality to Tuxford centre	Direct delivery – developer/S106
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	Necessary improvements to enable connection to the digital infrastructure network	Planning condition
SEM001: Apleyhead Junction		

Infrastructure Type:	Infrastructure requirement	Potential delivery mechanism
Education	Not required	
Social Infrastructure	Not required	
Green Infrastructure	Provision of trees to contribute to climate change mitigation	S106
Transport	Safe access/egress to and from the site from the A57 for vehicles, public transport, cyclists and pedestrians	Direct delivery - developer
	Any appropriate, proportionate financial contribution(s) towards improving highways infrastructure	S278/S106
	Any appropriate financial contribution towards extending a high frequency bus service between the site and Worksop town centre supported by appropriate public transport infrastructure within the site	S106
	Pedestrian and cycle links along the A57 to connect with existing development	S106
Utilities	Waste water management infrastructure upgrades	Planning condition
	Water management infrastructure upgrades	Planning condition
	Necessary improvements to enable connection to the electricity transmission network	Planning condition
	Necessary improvements to enable connection to the digital infrastructure network	Planning condition
HB001: Harworth & Bircotes Town Centre Extension		
Education	Not required	
Social Infrastructure	Not required	
Green Infrastructure	Provision of trees to contribute to climate change mitigation	S106
Transport	Any appropriate financial contribution towards the provision of a pedestrian crossing on Scrooby Road	S106
	Improvements to existing public realm and enhanced green/blue infrastructure connectivity	S106
	Pedestrian and cycle links to and within the centre from nearby residential areas and community facilities	Direct delivery - developer