

Planning Obligations Supplementary Planning Document

November 2025

Contents

Introduction	3
Policy Context	4
Planning Obligations, S278 agreements and CIL	4
Negotiation and Administration of Planning Obligations	6
Commonly Sought Planning Obligations	10
Health Care	12
Open Space	14
Cumulative Highways Impact	20
Employment and Skills Plan	22
Tree Planting	26

1. Introduction

1.1 This Supplementary Planning Document (SPD) sets out the Council's approach to determining and securing planning obligations for new development across the district.

What are planning obligations?

1.2 The occupiers of new development can increase the demand and use of services and infrastructure. Planning obligations are legal obligations entered into by a landowner, developer and the Local Planning Authority to mitigate the impact of a development proposal, to make a proposal acceptable in planning terms.

1.3 Planning obligations are usually sought via a section 106 legal agreement (under s106 of the Town and Country Planning Act 1990). Contributions can also be secured under Section 111 of the Local Government Act 1972 or by a Unilateral Undertaking entered by the applicant and/or landowner. They are also known as developer contributions or s106 contributions.

1.4 Planning obligations generally run with the land, are legally binding and enforceable.

Content and Purpose of the SPD

1.5 This SPD provides detailed guidance on the application of a number of policies within the Bassetlaw Local Plan which have implications for planning obligations, in particular Policy ST58: Provision and Delivery of Infrastructure.

1.6 SPDs add further guidance and detail to policies in the Local Plan but do not set policy or introduce new costs to development. SPDs are not part of the district's development plan but on adoption will be a material consideration when the Local Planning Authority is determining planning applications.

1.7 This SPD applies to all relevant major development proposals as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015. Where planning obligations are based on the amount of floorspace, this will be applied to the gross internal area of a development. The SPD is in two parts:

- a) Sets out the overall approach to securing planning obligations. It explains how the SPD complies with national and local policy, clarifies the relationship between planning obligations, S278 agreements and the Bassetlaw Community Infrastructure Levy, explains what is expected of applicants at planning application stage and deals with procedural matters relating to the drafting and enforcement of Section 106 Agreements.
- b) Explains how the most commonly sought planning obligations will be secured, including the policy basis and procedures, types of development to which the obligation may apply, thresholds over which the obligation may be sought, type of obligation, methodology of calculation, timing and process of collection.

- 1.8 To address site specific issues, other planning obligations may be necessary, depending on the details of the scheme. Decisions on the required planning obligations will be determined on a case-by-case basis.
- 1.9 With the exception of cumulative highways impact, this SPD does not provide guidance for infrastructure that is within Nottinghamshire County Council's remit such as education, transport, libraries and waste management. It is important that this SPD is read alongside [Developer Contributions Strategy | Nottinghamshire County Council](#) or any successor.

2. Policy Context

- 2.1 The key purpose of the planning system is to promote sustainable development. The National Planning Policy Framework (NPPF) highlights that Local Plans should set out the level and type of contributions expected from development, including affordable housing and other infrastructure such as education, health and transport. Further guidance is provided by the Planning Obligations Planning Practice Guidance (PPG).
- 2.2 The LPA and developers have a responsibility through the planning process to ensure that any adverse impact caused by development is mitigated. This is established in Local Plan Policy ST56, which provides the strategic policy framework for this SPD.
- 2.3 The LPA can secure infrastructure from development, both financial and non-financial to mitigate the impacts of development, address infrastructure needs, contribute towards place-making and meet Local Plan policy requirements.
- 2.4 There are three main mechanisms used to secure infrastructure from development:
 - Planning obligations under section 106 of the Town and Country Planning Act 1990 (as amended)
 - Agreements made with Nottinghamshire County Council and/or National Highways under section 278 of the Highways Act 1980
 - Bassetlaw Community Infrastructure Levy (CIL)
- 2.5 In some circumstances, planning conditions attached to planning permissions may also be used to secure non-financial measures, to define timing or apply standards.

3. Planning obligations, S278 agreements and CIL

- 3.1 S106 legal agreements are used to secure the infrastructure required to mitigate the impact of a development and/or to meet specific Local Plan policy requirements. Planning obligations can be:
 - Financial contributions
 - Affordable housing provision
 - Provision of land
 - Direct delivery of facilities; or

- Restrictions on the use of land
- 3.2 Specific obligations may be placed on the permitted change of use of development where the change of use would give rise to material considerations that make the planning purposes of the development unacceptable.
- 3.3 When a proposal generates an impact upon infrastructure and mitigation is required to make the development acceptable in planning terms, and the use of planning conditions is not appropriate: planning permission should not be granted without a planning obligation secured.
- 3.4 Under the CIL Regulations 2010 (as amended), planning obligations must only be used for infrastructure where it is:
- necessary to make the development acceptable in planning terms;
 - directly related to the proposed development; and
 - fairly and reasonably related in scale and kind to the development.
- 3.5 As the Local Planning Authority, the Council is responsible for setting planning obligations and how they will be secured for non-County Council functions, together with the enforcement of any measures. Where infrastructure is sought and secured that will be administered by Nottinghamshire County Council, they will be party to the negotiation of obligations and have responsibility for their enforcement.
- 3.6 Legal agreements and the obligations contained therein run with the land in the same way that a planning permission does. This means that, once the permission is implemented, they are enforceable against the developer who originally entered into the agreement or any subsequent person acquiring an interest in that land. These legal agreements must be registered as a land charge and will form part of the planning register, available for public inspection. Where a planning permission expires, the planning obligation can be removed.
- 3.7 Time limits for the expenditure of section 106 financial contributions will be included within a planning obligation. The LPA will usually seek a minimum 10 year time limit to spend financial contributions, although in some cases a longer period may be more appropriate. Where payments are phased, the clawback period will apply from the date that the final instalment was received, to minimise the need to monitor deadlines for individual payments. After the agreed time limit, any unused contributions will be returned to the developer.

Deed of Variation

- 3.8 Planning obligations may be modified or discharged at any time by a deed of variation between the LPA and all parties to the agreement. If a deed of variation is requested, a planning officer will need to authorise the variation, determining whether or not the change is justified. If the agreement is five or more years old, applicants can apply directly to the LPA to have it modified through a formal application, which would be published by the LPA and subject to consultation and determination in accordance with the Council's scheme of delegation. Once the

deed of variation is agreed it will be signed by all relevant parties. Applicants will be expected to cover all legal costs.

Unilateral undertaking

3.9 A unilateral undertaking is a legal agreement offered by the landowner and any other party with a legal interest in the development site to deliver specified obligations. It may be offered at any point during the application process but are commonly used where agreement has not been reached on a proposal. A unilateral undertaking does not require agreement by the LPA. But it is good practice to consult and liaise with the LPA. The Council does not have to accept a unilateral undertaking.

Section 278 highway agreements

3.10 Where it will be necessary to make modifications to the existing highway to facilitate or service a proposed development – in general these will be off-site works required to mitigate the impact of the proposed development - a S278 agreement will usually be used. These agreements are prepared separately to a S106 Agreement.

3.11 A S278 agreement under the Highways Act 1980 (as amended) is a legally binding agreement between the Local Highway Authority and the applicant for either the County Council to carry out the works at the developer's expense, or to allow the developer to provide the works directly, subject to an approval and inspection process. A condition would be attached to the planning permission requiring the works to be agreed and carried out by a specified trigger point.

3.12 Works associated with any planning permission are not permitted within the limits of the publicly maintained highway until the agreement is completed and the bond (if applicable) is secured. Further information can be found at <https://www.nottinghamshire.gov.uk/media/2902383/70-off-site-highway-works-junctions-and-s278.pdf>

3.13 National Highways has similar powers in relation to the Strategic Road Network.

Community Infrastructure Levy (CIL)

3.14 The Community Infrastructure Levy (CIL) is a charge sought by the Council from certain new development in the district. The [Bassetlaw Community Infrastructure Levy Charging Schedule 2024](#) provides further details.

3.15 The monies received from CIL are pooled together to help fund infrastructure necessary to support the delivery of the Local Plan. The Infrastructure List allocates CIL funding to strategic infrastructure projects such as road junctions and secondary education facilities. In accordance with the CIL Regulations, a proportion of the overall CIL monies collected is passed to town or parish councils to be spent on local infrastructure.

3.16 The Council's Infrastructure Funding Statement sets out how the CIL will be spent and administered, and how it will be used with planning obligations to deliver infrastructure.

4. Negotiation and Administration of Planning Obligations

Viability

- 4.1 All obligations required by, or to achieve compliance with, local or national policies will be assessed during the consideration of a planning application.
- 4.2 Applicants should ensure that all Local Plan policy requirements including affordable housing, SuDS, biodiversity net gain, as well as commonly sought planning obligations, and where appropriate CIL requirements, are factored into land value. The Local Plan should be treated as the starting point, with the underlying Whole Plan Viability Assessment demonstrating overall viability of the Plan.
- 4.3 This reflects PPG, which states that where up-to-date policies have set out the obligations expected from development, planning applications that comply with them should be assumed to be viable. It is therefore up to the applicant to demonstrate whether circumstances justify the need for a viability assessment at the application stage and where needed, provide evidence of what has changed. Overpayment for land will not be accepted as a reason for reducing obligations.
- 4.4 A viability assessment is expected to cover but is not limited to:
 - Existing use value
 - Proposed use values (sales and rental)
 - Demolition and construction costs
 - Finance and marketing costs
 - Assumed yield
 - Construction site abnormalities
 - Development phasing/timetable.
- 4.5 To define land value for a viability assessment, a benchmark land value should be established. This should be based on the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with Local Plan requirements. This approach is often called 'existing use value plus' (EUV+).
- 4.6 A viability assessment should consider whether viability enhancements could improve the situation e.g. deferring triggers for contribution payments. It should be an 'open book' assessment informed by comparable, market-based evidence. Where transacted bids are significantly above the market norm they should not be used.
- 4.7 Viability assessments will be independently assessed by consultants acting on behalf of the Council and the cost of this will be covered by the applicant. The results will be a material consideration in the assessment of the application. A viability assessment summary will be included within committee reports where relevant and made available on the Council's online planning register.

- 4.8 A revised viability assessment will be required where material changes are made following the submission of the planning application, or where there are delays where issues have not been resolved within the timescales originally envisaged.
- 4.9 To take into account the potential increase in costs of infrastructure throughout the lifetime of a planning permission, the level of obligations (excluding affordable housing) will be adjusted and modified in line with an index of inflation (see below).
- 4.10 There may be instances where due to viability considerations, all obligations sought cannot be afforded if an otherwise policy compliant development is to go ahead. In exceptional circumstances, where a viability assessment that has been independently verified shows that a development is not able to deliver all planning obligations required but on balance, the benefits of development are considered by the Council to outweigh the failure to provide all policy compliant obligations, obligations may be prioritised by the Council. In these circumstances, achieving a well-balanced package of obligations to best address issues identified will be a priority.
- 4.11 As planning obligations can only be considered necessary to make a development acceptable in planning terms, if the total obligations sought render the proposal unviable and the lack of obligations would be wholly unsatisfactory, and the applicant is unwilling to agree to these, viability will not be relevant and an application will be refused. In these cases, such infrastructure is described as necessary and critical.

Review / clawback mechanisms

- 4.12 All planning permissions that fail to deliver policy compliance because of viability will be subject to a review (with the timing of the review dependent on the scale of the scheme) using a base appraisal (in line with the agreed viability position at planning application stage) based on the actual costs and values generated by the scheme (i.e. on an 'open book' basis).
- 4.13 In accordance with PPG, the review will only apply to uplifts in compliance with up-to-date Local Plan policies. The s106 agreement will contain inter-viability review mechanisms, these will be undertaken at the applicant's expense and at trigger point(s) agreed with the Council. These will align with when construction contracts have been agreed to enable the extent of any changes in the sales values and build costs to be determined.

Pre-Application Discussions

- 4.14 Applicants are encouraged to enter into pre-application discussions to ensure that the likely planning obligations are determined at an early stage in the planning process. Planning obligations identified at pre-application stage may be subject to change and will be finalised once a planning application is submitted. However, early discussions will minimise the chance of delay and help ensure the viability of the project. Further information is available on the Council's website [Pre-Application Advice | Bassetlaw District Council](#).

- 4.15 Applicants are encouraged to discuss their proposals with the local community, ward members and the relevant town/parish council and to engage with infrastructure partners as part of this process.

Sub-division of Sites

- 4.16 Developing sites incrementally or sub-dividing a site to avoid obligations is not acceptable. The needs generated by a site as a whole will be used as the basis for obligations. This will ensure that the necessary obligations are divided fairly between different developers (if applicable) and will also ensure that the services and facilities that are required to mitigate the development can be delivered in a comprehensive manner.

Phased development

- 4.17 Where a site is developed in phases or through multiple applications, and where the provision is required on-site, it should be masterplanned, co-ordinated and delivered on a site-wide basis, by the promoters, landowners and/or developers working together. If the required on-site provision is not delivered in the first/early phases of a site, then relevant planning permissions will only be granted if the land required has been legally secured to ensure delivery of the required future provision.

Land for infrastructure

- 4.18 There will be circumstances where land will be required to help deliver infrastructure to mitigate the impact of development e.g. the NHS may request land for a new GP surgery. The Council will work with the applicant and the relevant infrastructure partner to determine how much land is needed, by when and the condition that the land must be in prior to transfer and post transfer. This will be set out in the s106 agreement.

Trigger Points

- 4.19 Planning obligations are usually paid in instalments at key stages during the construction of a development. These are known as 'Trigger Points'. For example, planning obligations could be payable by instalments with 50% paid upon commencement of development and the remaining 50% paid a year later. As developers have three years to commence a development once planning permission is granted, it can take a number of years before planning obligations are received by the Council from the time permission was originally granted. Where a development does not commence at all, the s106 agreement will expire.
- 4.20 Trigger points will vary for each individual obligation within the s106 agreement. The developer is bound in each s106 agreement to notify the Council and County Council (where appropriate) of certain trigger points, including commencement of the development. In instances where the developer has failed to update the Council of the trigger being reached, £500 will be charged for each site inspection that the Council is required to undertake in order to check the number of dwelling occupancies. This will be set out in the s106 agreement.
- 4.21 Obligations are legally binding. A clause included in a S106 agreement encourages prompt payment by requiring payment of interest at a default rate

where payments are overdue. As a final recourse, if obligations are not met, the Council will take legal action against those in breach of a s106 agreement.

Indexation

- 4.22 To allow for the fluctuation in prices between the date the s106 agreement is signed and the date payment is made, the level of contributions (excluding affordable housing contributions) will be adjusted and modified in line with an index of inflation. Contributions will normally be linked to the Royal Institute of Chartered Surveyors (RICS) Building Cost Information Service (BCIS) indices.

Spending, Monitoring and Review

- 4.23 The Council monitors the delivery of financial and non-financial planning obligations to ensure they are secured in accordance with the relevant s106 agreement. An Infrastructure Funding Statement (IFS) is prepared annually which reports on the planning obligations and CIL the Council has received and spent in the previous monitoring period (1 April – 31 March each year).
- 4.24 The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 allow Local Authorities to charge a monitoring fee to cover the cost of monitoring and reporting on planning obligations. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. However, monitoring fees should not be sought retrospectively for historic agreements.
- 4.25 Monitoring fees must be proportionate and reasonable and reflect the Council's reasonable costs of monitoring each obligation. The fee will be added to the s106 requirements. The fee is separate to legal fees, County Council monitoring fees, the Employment and Skills Plan monitoring fee and the BNG monitoring fee. Monitoring fees will be reviewed annually to reflect up-to-date costs.
- 4.26 Applicants will be expected to cover the Council's legal fees (and County Council's where appropriate) for the processing, preparation and conclusion of legal agreements. Costs will vary depending upon the form and complexity of the obligation and the amount of work required. Applicants should provide details of their legal representative and an agreement / undertaking to pay the council's legal costs in connection with the planning obligations. Payment will be required upfront and is payable irrespective of whether permission is subsequently granted and the legal agreement proceeds to completion.
- 4.27 Where planning permission is granted subject to the completion of a satisfactory planning obligation the legal agreement should be progressed immediately following the committee resolution to grant. Planning permission and any other consent will be issued following the completion of the S106 agreement.
- 4.28 The Council requires all parties with an interest in the land forming the application site to enter into the s106 agreement. For example, if the land is mortgaged or charged to other third parties or if a developer has an option arrangement, it will be necessary for such interests to be party to any planning obligation. Applicants should liaise as early as possible with all relevant parties to determine whether approval is likely and to avoid delays in the signing / execution process.

5. Commonly Sought Planning Obligations

- 5.1 Each development proposal will have different impacts and will need specific mitigation to manage its impacts on infrastructure. For each planning application the LPA will consult with relevant infrastructure partners to establish the impact of the development on their existing infrastructure. Based on those consultation responses the LPA will determine if it is necessary to secure planning obligations to mitigate the impact of the development.
- 5.2 Whilst a range of planning obligations may be requested by infrastructure partners, it is those below that have been considered and costed for the Local Plan and are expected to be most commonly sought in this Plan period.
- Health Care
 - Open Space
 - Cumulative Highways Impact
 - Employment and Skills Plan
 - Tree Planting
- 5.3 Affordable housing and biodiversity net gain are additional and covered by separate SPDs [Supplementary Planning Documents | Bassetlaw District Council](#). County Council functions (such as education, transport, libraries and waste management) are covered separately in the [Developer Contributions Strategy | Nottinghamshire County Council](#). Although cumulative highways impacts are a County Council function these are needed to address Local Plan growth so will be covered by this SPD.

6. Health Care

- 6.1 Planning obligations from housing developments are an important source of capital funding to help the NHS Nottingham and Nottinghamshire Integrated Care Board (ICB) provide and improve primary healthcare facilities (GP surgeries) in the district. This will ensure that where major housing development places extra demands upon existing GP surgeries, these impacts are mitigated appropriately.
- 6.2 The need for a planning obligation will be dependent on the type and scale of the housing, but also on the available capacity in GP surgeries serving the development. Consultation with the ICB is therefore advised at pre-application stage.

Health contributions: Approach

- 6.3 The ICB generates a financial contribution request using the following formula:

No of dwellings x 2.3 (average household size in Bassetlaw) = additional patients to be accommodated* x standard area (m²/person)** x cost of extension (£/m²)***

*Based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.

**Based on current typical size of surgery project factoring in a range of list sizes

***Identified by NHS quantity surveyor experienced in health care projects

- 6.4 Using standard NHS cost and floor space requirements for the various facilities, the approach quantifies the impact in terms of physical space and cost, enabling a cost for a health project to be identified based on the increase in patient population.
- 6.5 In general, neither NHS England nor the ICB would support a single-handed GP surgery to sustainably mitigate the needs of a housing development. In the majority of cases, a financial contribution will be sought to improve GP surgeries. In exceptional cases the ICB may accept land in lieu of part or all of the provision.
- 6.6 In those limited cases where an on-site GP surgery is required at a strategic site, the developer must agree the provision, timing and approach for delivery with the ICB at an early stage. This will ensure the provision can be appropriately reflected in the S106 agreement for the proposal.
- 6.7 Financial contributions will generally be used at existing GP surgeries whose Practice Boundary includes the proposed development. All GP practices have well established Practice Boundaries as part of their contract and these cannot be adjusted without prior ICB approval. It is common for more than one GP surgery to be identified as an expected recipient of funds.
- 6.8 Contributions received by the ICB may be used:
- Towards the construction costs for additional facilities / extensions, adaptations or alterations
 - Towards new health facilities (these may be co-located with other health or social care providers)

- To provide a strategic infrastructure solution.

6.9 Where financial contributions for GP surgeries are secured, initial payment will be made to the Council. Funds will only be transferred to the ICB following a formal request which demonstrates how the funds will be used to mitigate impacts from the relevant development in accordance with the S106 agreement.

6.10 The Council expects that requests for planning obligations will support the delivery of specific projects in the ICB's Estate Plan.

7. Open Space

- 7.1 Planning obligations are an important way of ensuring that major new housing development make sufficient provision of open space to meet their residents' needs. There are a range of different types of open space in the district: parks, amenity greenspace, children's play, semi natural greenspace and allotments.
- 7.2 The need for a planning obligation will be dependent on the type and scale of the new housing development, but also on the quantity, quality and accessibility of existing open space in the locality of the development. Consultation with the Council is therefore advised at pre-application stage.

Open space provision: approach

- 7.3 The following Local Plan open space standards (in Policy ST44) will be used to inform development proposals.

	ha per 1000 people	sqm per 1000 people	sqm per person
Parks and gardens	0.61	6,100	6.1
Semi/natural greenspace	2.40	24,000	24
Amenity greenspace	1.03	10,300	10.3
Allotments	0.28	2,800	2.8
Children's play area	0.14 (ha per 1000 children)	1,400 (sqm per 1000 children)	1.4 (sqm per child)

- 7.4 The type of open space sought will be required to meet the needs of the residents of the development: 1 bed properties/older people's housing would not need to provide for children's play for example.
- 7.5 All open space must be available for use by the public without restrictions, should be multifunctional, and be of a size, location and form appropriate for the intended use.
- 7.6 The Council's Open Space Needs Assessment 2024 provides a robust assessment of needs and deficiencies – for quantity, quality and accessibility - of open space in the district. It seeks to prioritise quality and accessibility improvements to address the Local Plan quality and accessibility standards and to maximise multifunctionality. The Open Space Needs Assessment will be updated by the Council every 3 years.
- 7.7 The Local Plan standards have been translated into a requirement per person (by dividing the overall standard by 1000) per dwelling. The contribution per dwelling will depend on the house type/mix and the estimated occupancy rate for that house type below, and the Council's standard of open space provision.

Number of bedrooms	Population	Children (under 15)
1	1.2	0.19

2	1.7	0.27
3	2.4	0.38
4 or more	2.9	0.46
District average dwelling	2.3	0.37

Average Occupancy Levels

7.8 For outline applications where the development is expected to be delivered in phases or for proposals where incremental development is expected or where the housing mix has not been identified, the overall requirement will be based on the number of dwellings expected to be accommodated on the site as a whole. An assumed occupancy of 2.3 persons will be used (average occupancy in the district, Census 2021).

7.9 Developers will be expected to re-visit the open space position at full/reserved matters stage to ensure the open space provision meets the needs of residents.

7.10 The cost of provision of each open space type below is based on recent market costs of providing such facilities within the district.

	Cost (£) per sq/m		sqm per person	1 bed (1.2ppl)	2 bed (1.7ppl)	3 bed (2.4ppl)	4 bed (2.9 ppl)	dwelling (2.3ppl)
Parks	8	sqm	6.1	7.3	10.4	14.6	17.7	14.0
		Cost £	49	58	83	117	142	112
Semi/natural greenspace	8	sqm	24	28.8	40.8	57.6	69.6	55.2
		Cost £	192	230	326	461	557	442
Amenity greenspace	8	sqm	10.3	12.4	17.5	24.7	29.9	23.7
		Cost £	82	99	140	198	239	190
Allotments	40	sqm	2.8	3.4	4.8	6.7	8.1	6.4
		Cost £	112	136	192	268	324	256
Children's play area (per children*)	200	sqm	0.2	--	0.4	0.5	0.6	0.5
		Cost £	40	--	80	100	120	100
Total Cost	264		475	524	822	1143	1382	1099

Open Space: On Site

7.11 In general only strategic housing sites of 100 dwellings or more will be required to provide new open space on site, unless the provision of new open space will help deliver a sustainable new neighbourhood or to create an appropriate recreational environment. In these cases, the quantity of each type of open space will be based on the standards and approach above, having regard to the location and characteristics of the site.

- 7.12 In exceptional circumstances where the total requirement cannot be provided on site, a financial contribution should be made in lieu of all/part of the provision. This will be used to improve open space in the locality to meet new residents' needs (see paragraph 7.20).
- 7.13 Reflecting the size of the strategic housing sites, on site open space should be multifunctional, include a range of open space functions to meet the needs of future residents and be designed to integrate with the wider development. Road verges will not be included. Sustainable drainage areas and areas set aside for biodiversity net gain will only be included within the open space provision if public access will be available and the space can accommodate the primary purpose e.g. drainage effectively as well as public open space functions.
- 7.14 New parks and larger natural and semi natural greenspace will only be sought where a new critical mass of residents is proposed. The Local Plan expects this only to apply to proposals of 1000 dwellings or more.
- 7.15 In general, each open space should be of a minimum size to be classified as a functional open space. The Fields in Trust identifies the minimum size below, these should be used to inform development proposals.

Classification	Minimum size on site (ha/sqm)
Parks and gardens	2 ha, 20,000 sqm
Semi/natural greenspace	1 ha, 10,000 sqm
Amenity greenspace	0.2 ha, 2,000 sqm
Allotments	0.025 ha/plot, 250 sqm/plot
Local Area for Play (LAP)	0.01 ha, 100 sqm
Local Equipped Area for Play (LEAP)	0.04 ha, 400 sqm
Neighbourhood Equipped Area for Play (NEAP)	0.1 ha, 1,000 sqm
Multi-Use Games Area (MUGA)	0.1 ha, 1,000 sqm

Children's play and young people's facilities

- 7.16 For children's play, it is important that spaces allow children to develop their skills by providing facilities for climbing, jumping, swinging, running and interaction, appropriate to the target age group. Designated areas designed primarily for play and social interaction involving young people, include equipped play areas, ball courts, green gyms and other healthy active facilities, multi-use-games areas, skateboard parks, wheeled facilities and teen shelters.
- 7.17 Where there is an identified need for more than one type of play area, these should be located in close proximity to encourage children's development and interaction and where appropriate enable supervision. When providing young people's facilities, developers should ensure local young people are appropriately engaged in the design process so that their needs are met.
- 7.18 The aim is to provide a diverse range of quality outdoor spaces close to home with opportunities for creative, accessible and well-connected play to benefit children, families and the wider community. Provision should be accessible and well connected and may include informal play opportunities in addition to formal play facilities as follows:

Local Area for Play (LAP)

- For children four and under
- 1-minute walking distance of a well-used pedestrian route
- Minimum activity zone of 100m² and a 5-metre buffer between this area and the surrounding properties
- Designed to encourage spontaneous play and interaction
- Minimum height of fencing 60cm
- Seating for parents and carers

Local Equipped Area for Play (LEAP)

- 5-minute walking distance of a well-used pedestrian route
- Children aged 4-12 who are beginning to play independently
- Minimum of six play experiences and at least three play items
- Minimum 400m² activity zone with space for active play in the boundary
- 10m buffer between the area and nearest property, and 20m between the area and dwellings
- Fencing provided if the area is near a road
- Seating for parents and carers, and litter bins
- Each LEAP typically serves between 30 and 100 homes

Neighbourhood Equipped Area for Play (NEAP)

- 15-minute walking distance of a well-used pedestrian route
- Targeted at children aged 10 and over but should contain an area for younger children
- Minimum of eight play experiences and at least five play items
- Minimum 1000m² area divided into two sections - one for play equipment and an area of 465m² of hard surface (minimum area for 5-a-side football and space for young people)
- Space for active play within the boundary
- 30m buffer between the activity area and the boundary of the nearest dwelling
- Fencing provided if the area is near a road
- Seating for parents and carers, plus litter bins and secure bicycle parking

Allotments

7.19 Allotments should be sited in appropriate locations, away from busy roads, not within areas liable to flood and with good pedestrian, cycle and vehicular access. A limited amount of parking will be required as well as water supply and secure boundary treatments.

Open Space: Financial Contribution

7.20 For all other major housing development (10-99 dwellings), Policy ST44 says that where there is insufficient quantity or quality of open space in the locality to meet the needs of the additional residents a financial contribution will be sought to improve the quality and/or multifunctionality of open space in the locality. The Open Space Needs Assessment (OSNA) will form the basis for identifying quantity, quality and accessibility deficiencies.

- 7.21 For that reason, the SPD avoids being overly prescriptive, enabling open space requirements to be determined by the Council on a case by-case basis to respond to each individual proposal.
- 7.22 In the first instance, impacts upon all relevant types of open space will be considered. Where there is insufficient quantity of a type of open space in that locality, the priority would be to consider whether there is scope to improve the multifunctionality of existing space(s) to provide those types of open space functions.
- 7.23 Where there is sufficient quantity of all open space types in the locality the priority will be to improve the quality and accessibility of existing open space provision in the locality to meet new residents' needs. The OSNA will be used to identify priorities for each part of the district.
- 7.24 Where financial contributions for open space are secured, payment will be made to the Council who will ensure that works are undertaken by the Council's Parks and Open Space team or through relevant Town/Parish Councils.

Open Space: Management and Maintenance

- 7.25 The laying out, maintenance and management of open space is the responsibility of the developer, who will be required to demonstrate that satisfactory provision for future maintenance has been made.
- 7.26 Where new open space is provided, the developer would be expected to identify a responsible body to undertake the maintenance for a 30 year period. This could be via a management company or transferred to a Parish/Town Council. The Council no longer adopts open space.
- 7.27 If maintenance passes to a Parish/Town Council the S106 agreement will allow the Town/Parish Council to be offered the option of taking the land and to have a set period in which to accept the transfer, usually 3 months. To accept the transfer, there must be opportunity for the Town/Parish Council to inspect the ongoing works. Once complete, the Council and the Town/Parish Council will be required to review the completed works, before accepting the transfer. If external expertise is required, the developer should fund the cost. The land will be transferred upon completion, together with an upfront commuted sum required to enable ongoing maintenance to occur.
- 7.28 Maintenance costs are set out below and have been provided based on recent costs from the Council's Parks and Open Spaces team and will be reviewed and updated on an annual basis.

Open Space Type	Cost per sqm November 2025
Amenity Greenspace	£26
Semi/Natural Greenspace	£26
Parks & Gardens	£26
Allotments	£10
LAP (min 100 sqm)	£100
LEAP (min 400 sqm)	£150

NEAP/MUGA (min 1000 sqm)	£120
--------------------------	------

- 7.29 Alternatively, the applicant will need to demonstrate how the open space will be managed and maintained, usually through a management company including the allocation of funds to the management company to cover a 30 year maintenance and management period.
- 7.30 The management company shall be limited by shares or by guarantee and membership shall be restricted, for instance to the Owner, the Developer, the transferees or lessees of General Market Housing Units and Affordable Home Ownership Units, the Registered Provider and Town/Parish Council.
- 7.31 The Council and Town/Parish Council shall be advised of the contact details of the management company and these details should also be displayed at the site in perpetuity. Any change in ownership / contact details shall be notified to the Council and Town/Parish Council and the sign updated.
- 7.32 Alternatively, management and maintenance could be undertaken by another organisation e.g. a body with long-term stewardship goals, such as a development specific organisation or community/land trust.
- 7.33 Developers may need to consider service charges for new residents. Affordable housing will be exempt from such charges (or charges shall be capped) and this will be specified in the S106 agreement.
- 7.34 Where off-site provision and/or improvement is agreed, the Council may seek a commuted sum for the management of the off-site infrastructure provided. This will be negotiated on a case by case basis to reflect the scale of improvements made.

Information to be submitted with an application

- 7.35 The following will need to be submitted to the Council for approval:
- Open Space Specification Plan:
 - drawn at an identifiable scale (ideally 1:500), showing the north direction, the position of the open space in relation to the site boundaries to enable the open space location to be clearly identifiable from the ground.
 - specification detail: showing the location, size, layout and proposed landscaping (hard and soft) of the open space within the development, alongside any boundary treatments. It should also include specification of any equipment that is to be installed for approval and where equipment is located, separation distances from any existing or proposed residential properties.
 - Detailed maintenance schedule and management plan: covering 30 years maintenance, to be submitted with detailed / reserved matter applications to be approved by condition. The maintenance and management must address safety inspections including annual inspections. The management shall include arrangements for litter picking, dog waste clearance, dog waste and general waste collection.
 - Management company details (where relevant):
 - corporate structure, directors and officers

- mechanism of funding, including the details of any proposed service charge payable by the owners of the dwellings and justification for any amount proposed
- the arrangements that are in place for ongoing maintenance, should the management company cease to operate or exist.

8. Cumulative Highways Impact

- 8.1 In general, where a development generates localised highways impacts, highways improvements will be secured by planning condition ([Developer Contributions Strategy | Nottinghamshire County Council](#)). Localised improvements will be subject to separate mitigation informed by the development's Transport Assessment.
- 8.2 However, where the need for capacity improvements is generated by more than one development, the Local Highways Authority (Nottinghamshire County Council) will use planning obligations to secure improvements. This will ensure that where the cumulative impact from major new development place extra demands upon the highways network, these impacts are mitigated appropriately.
- 8.3 The Local Plan recognises that by the end of the Plan period (2038) several junctions along the A57 around Worksop and several junctions within Retford are anticipated to be above capacity as a result of the cumulative impact from more than one Local Plan site allocation.
- 8.4 Policy ST52 of the Local Plan states that consideration should be given to the cumulative impact of relevant development both in Bassetlaw and within neighbouring authorities, and how this links to planned infrastructure improvements. This should take into account the Infrastructure Delivery Plan 2023 and Local Plan Transport Assessments (Bassetlaw Transport Study, January 2022 and the Retford Transport Assessment, May 2022 at www.bassetlaw.gov.uk), which, where relevant, will inform the scoping of a site-specific Transport Assessment and Travel Plan, unless an alternative approach is justified and accepted by the Local Highways Authority.
- 8.5 The Local Plan Transport Assessments indicated that the following site allocations may be required to make a proportionate financial contribution via S106 agreement, that may be pooled, towards junction improvements. Where a site-specific Transport Assessment and Travel Plan confirms that a financial contribution per site/per junction is necessary, it will be a proportional split based on the number of development trips from each relevant site allocation passing through each junction at peak hours as a proportion of the total Local Plan allocation trips from all sites.
- 8.6 As a guide, the tables below taken from the Local Plan Transport Assessments, provide an indicative cost relating to possible highways schemes. As explained by Policy ST52 these will inform each site-specific Transport Assessments/Travel Plan, unless an alternative approach is justified and accepted by the Local Highways Authority.

A57 Junction	A60 Mansfield Road/A619	A57/Sandy Lane	A57/Claylands Ave/Shireoaks Common	A57/B6034 / Netherton Road	A57/B 6040	A614Blyth Road/A57/A1
Site	£m					
Apleyhead Junction	1.00	1.76	0.42	2.83	2.96	1.53
Peaks Hill Farm	0.91	-	0.38		0.04	0.07

Ordsall South	0.11	0.08	0.01	0.10	0.09	0.30
Trinity Farm	-	-	-	-	-	0.02

Retford Junction	A620 Babworth Road/ B6420 Mansfield Road/ A620 Straight Mile/Sutton Lane	A620 Babworth Road/Ordsall Road	A620 Amcott Way/A620 Moorgate/A638 Arlington Way	London Road/ Whitehouses	Lond Road/ Whinney Moor Lane/ Bracken Lane
Site	£m				
Ordsall South	1.43	0.76	0.33	0.88	0.77
Trinity Farm	0.10	0.09	0.40	0.09	0.21
St Michael's	0.01	0.01	-	0.01	0.02
Fairygrove	0.03	0.01	-	0.07	0.04
Elizabethan School	0.02	0.02	0.06	0.02	0.04
Milnercroft	-	-	-	-	0.01
Apleyhead	0.56	0.19	0.29	-	-

8.7 Contributions received by the Local Highways Authority may be used towards the construction costs to upgrade and/or adapt each junction. This will be specified in the relevant S106 agreement.

8.8 Where financial contributions for cumulative highways improvements are secured, payment will be made to the Local Highways Authority.

9. Employment and Skills Plan

- 9.1 An Employment and Skills Plan will be sought from major employment development at the employment allocations (defined by Policy ST5) and at the employment sites (Policy ST7) identified in the Local Plan. This will mitigate the impacts of development by ensuring that local people can access job opportunities and workforce skills development arising from major employment proposals in the district.
- 9.2 Each Employment and Skills Plan will be negotiated on a site by site basis and secured via S106 agreement with the developer. This will ensure the measures are tailored to the development and that the right skills and employment opportunities are provided to benefit the developer and the local community during construction of the development and on occupation.
- 9.3 The Employment and Skills Plan can include employment and training opportunities during all phases of development: demolition, construction, and occupation. Provision is expected to be on the development site or linked to the on-site development e.g. administrative, logistics, and back-office roles that support the delivery or operation of the development will be considered.
- 9.4 In exceptional circumstances where it can be demonstrated that the provision of jobs, education and training linked to the proposal is not feasible, an off-site contribution or provision will be negotiated.
- 9.5 Consultation with the Council's Employment and Skills Team employmentandskills@bassetlaw.gov.uk is advised at pre-application stage. They can provide advice on creating an Employment and Skills Plan, can assist with developing partnerships with local organisations and making connections to recruit employees from the locality via partners drawn from the North Notts Skills and Employment Board, North Notts Skills and Employment Partnership, North Notts Employability Collaboration Group, or the Bassetlaw Business Alliance.
- 9.6 The Council also encourages developers/occupiers of other major development including housing and commercial development to consider use of an Employment and Skills Plan to maximise job opportunities and training for local people.

Content of an Employment and Skills Plan

- 9.7 An Employment and Skills Plan is a structured document that sets out how an employment development will support:
- Apprenticeships: creating opportunities for local people to enter the workforce.
 - Job Creation: prioritising local employment where possible.
 - Work Placements: providing real-world industry experience for students and job seekers.
 - Training and Upskilling: enhancing the skills of both new entrants and existing workers including:

- leadership and management training for all ages and abilities
- training and work experience for younger people, including those not currently in education, employment or training.

9.8 The Council recognises that many organisations have well established training programmes. These will be taken into account when identifying priorities for Employment and Skills Plans.

9.9 There are two types of Employment and Skills Plans:

- Construction: must relate to the whole construction phase of the project up to completion.
- Occupation: only applies to development which will generate employment once the site is developed and will be sought for the initial occupier only.

9.10 Separate Employment and Skills Plans are required for each stage.

Employment and Skills Plan: Construction

9.11 Applicants must submit an Employment and Skills Plan for major employment development, with the content to be agreed prior to commencement of the development.

9.12 Proposals must be based on the Construction Industrial Training Board (CITB) Client-Based Approach ([english-client-based-approach-contractor-guidance.pdf](#)) which outlines best practice for embedding employment and training into project delivery.

9.13 The Council will use the benchmarks set out in the CITB Client-Based Approach as a starting point for negotiations with developers regarding the construction stage. The CITB benchmarks have been formulated for a range of construction types and value bands and provide target outputs for a range of employment and skills areas such as apprenticeships and entry into employment. These will be applied flexibly to reflect the type, size, value and duration of the construction.

9.14 Each Employment and Skills Plan must be proportionate to the size, value, and type of employment development. As a minimum it must set out:

- a schedule of new job opportunities (FTEs) to be created (number and type) through the development, who the sub-contractors are and the indicative numbers of job opportunities that could be created using a schedule of trades;
- pathways for apprenticeships, internships and placements including for unemployed people and local students (from schools, colleges and universities)
- an engagement strategy with:
 - local training providers e.g. local colleges, DWP
 - schools for outreach and curriculum activities
- recruitment mechanisms, including the process by which jobs will be advertised to local people. There is an expectation that jobs will be advertised for 2 weeks exclusively to local residents in the first instance
- a clear monitoring and reporting framework to incorporate standard KPIs (adapted from CITB and national models) – see below

- 9.15 The schedule of job opportunities will allow the Council to understand the build programme, likely timeframes and when the demand for different trades is likely to be. This will ensure a potential pipeline of suitably skilled local people are able to apply for these employment opportunities.
- 9.16 It is the developer's responsibility to liaise with sub-contractors to ensure that the targets and milestones can be achieved.

Monitoring and Reporting Framework

- 9.17 To ensure the KPIs are being met and positive outcomes are being achieved for local residents, the Council requires bi-annual progress reports for the duration of the construction (from commencement to completion), unless otherwise agreed. Reports must be proportionate to the size, value, and type of employment development and:
- provide qualitative and quantitative updates against agreed Employment and Skills KPIs, including details of outcomes such as jobs created, apprenticeships started/completed, and training hours delivered.
 - include evidence of recruitment activities, lists of roles filled (and whether by local residents), feedback from training providers or participants, and updated works schedules indicating forthcoming opportunities.
 - identify risks and delays to target delivery and any mitigations to address issues reported. The Council will work proactively with developers to address underperformance through review and support.
- 9.18 As part of the delivery of the Employment and Skills Plan construction partners are expected to:
- provide site access to Council officers or nominated partners to undertake agreed reviews, audits, or meetings. Access will be through agreement with the developer to ensure minimal disruption to safe site operations.
 - participate in review meetings with the Council's Employment and Skills Team, scheduled at key milestones, to assess performance, identify risks, and explore areas for additional support or intervention.
 - maintain up-to-date records of all Employment and Skills activities, including engagement with Jobcentre Plus, colleges, or community partners, and submit these as part of the evidence base.

Employment and Skills Plan: Occupation

- 9.19 At the occupation phase, the Employment and Skills Plan will be with the initial occupier and will not apply in perpetuity.
- 9.20 The developer/occupier must meet with the Council at least 2-6 months prior to first occupation to:
- support delivery of agreed KPIs based on the total project value and aligned to Bands A-E in the table below. These KPIs mirror the CITB principles and best practice to sustain employment benefits across the development proposal.
 - submit a detailed Employment and Skills Plan outlining their approach to local recruitment, upskilling, and community engagement for the first three operational years of the development

9.21 As a minimum the occupation plan must set out:

- a schedule of FTE job opportunities (professional/ technical jobs) that are to be created during the first 12 months of occupation. This should identify the transfer of any existing jobs as well as new job opportunities. The schedule should provide equal opportunities in relation to the training and employment of staff.
- recruitment mechanisms, including host open days, inclusive recruitment pathways and the process by which jobs will be advertised to local people. There is an expectation that jobs are advertised for 2 weeks exclusively to local residents in the first instance to support the direct recruitment of local labour.
- education opportunities including achievement of externally recognised qualifications (e.g. NVQs, functional skills, apprenticeships).
- a programme of community outreach that promotes career opportunities that are linked to the sector that the occupier operates within
- a clear monitoring and reporting framework – see below.

9.22 Employment and Skills KPIs below are indicative and will be used to guide discussions. These benchmarks are derived from CITB national guidance and adapted to reflect local employment market conditions. They are intended to provide a consistent starting point for negotiation rather than fixed targets. Final KPIs and reporting requirements will be agreed at the application stage, taking account of the nature of the occupier and scale of the proposal.

Category	Band A (£1m– £5m)	Band B (£5m– £10m)	Band C (£10m– £20m)	Band D (£20m– £50m)	Band E (£50m+)
1. Local Employment (% of workforce)	5%	7.5%	10%	12.5%	15%
2. Job Creation (FTE)	1–5	6–10	11–20	21–50	51–100
3. Work Experience Placements (per year)	2	4	6	10	15
4. Apprenticeship Starts	1	2	4	6	10
5. Apprenticeship Completions	1	2	3	4	6
6. Training Hours Delivered (annual)	50	100	200	500	1000
7. School/College Engagement Sessions (annual)	1	2	4	6	10
8. Careers Fairs/Outreach Events (annual)	1	2	4	6	10

Monitoring and Reporting Framework

9.23 The Council requires annual progress reports for the occupation (from initial occupation for a period of 3 years). Reports must:

- provide qualitative and quantitative updates against Employment and Skills KPIs, including details of outcomes such as jobs created, apprenticeships started/completed, and training hours delivered.
- include evidence of recruitment activities, lists of roles filled (and whether by local residents), feedback from training providers or participants, and updated works schedules indicating forthcoming opportunities.
- identify any risks and delays to target delivery and mitigations to address issues reported. The Council will work proactively with developers to address underperformance through review and support.

9.24 As part of the delivery of the Employment and Skills Plan occupiers are expected to:

- provide site access to Council officers or nominated partners to undertake agreed reviews, audits, or progress meetings. Access will be by agreement with the occupier to ensure minimal disruption to business operations.
- participate in review meetings with the Council's Employment and Skills Team, scheduled at key milestones, to assess performance, identify risks, and explore areas for additional support or intervention.
- maintain up-to-date records of all Employment and Skills activities, including engagement with Jobcentre Plus, colleges, or regional economic growth agencies, and submit these as part of the evidence base.

Financial Contributions

9.25 In exceptional circumstances, where the developer/occupier can demonstrate that it is not feasible to address all the Employment and Skills Plan requirements on site, a financial contribution will be sought in lieu of the provision to ensure relevant employment and skills outcomes can be secured for local residents.

9.26 The financial contribution will be proportionate and reflect the costs to the Council of undertaking Employment and Skills Plan activities such as supporting careers, employability or skills events / activity.

Monitoring of an Employment and Skills Plan

9.27 An Employment and Skills Plan is a planning obligation, so it is reasonable for the Council to secure a one-off, upfront fee to enable the Council to support and monitor the provisions of each Employment and Skills Plan. This will be set at £1000 per plan for proposals on non strategic employment sites generating less than 100 FTEs. Reflecting the complexity of Employment and Skills Plans for strategic sites generating more than 100 FTEs at construction and at occupation, monitoring fees will be negotiated on a site by site basis.

9.28 The fees reflect the level of monitoring and support provided by the Council and could include the following:

- Collection, review, and evaluation of data
- Ongoing technical advice and support
- Site visits and engagement meetings
- Brokering links with local education and training providers
- Coordination with the NNSEB and Skills & Employment Partnership and Employability Collaboration Group
- Delivery of careers events and wider social value activity

10. Tree Planting

- 10.1 Bassetlaw has notable woodland cover, with over 10,000ha of woodland, including 600ha of ancient woodland, almost double the average woodland coverage for England present in the district. In general, woodlands in Bassetlaw, including the Sherwood Forest, are mixed native species, varying by location and soil type.
- 10.2 The Local Plan recognises that tree planting, together with improved management of ancient and veteran woodland would help mitigate the impacts of climate change (Policy ST48). Once matured, on average, a single tree absorbs around 24kg of CO₂ annually. It therefore takes around 31 trees to absorb a tonne of CO₂ per year. Planning obligations will be used to ensure that these types of climate change impacts from major development are mitigated appropriately.
- 10.3 Policy ST48 of the Local Plan expects major development to make provision for 5 native trees per dwelling/1000sqm non residential floorspace.

Tree Planting: Approach

- 10.4 In the first instance, Policy ST48 expects trees to be planted on site as part of a landscaping/open space scheme, appropriate to the site's location and soil type. Trees should preferably be planted in public space in a location where the public could reasonably be expected to go or as street trees in the public highway to maximise their retention. Trees provided through biodiversity net gain can also be used as part of the tree planting provision as their ongoing management and maintenance can be monitored through the net gain process (see Biodiversity Net Gain SPD). Trees planted in private gardens will not be included in the obligation as future owners could remove the trees. Proposals that demonstrate an alternative approach which can secure trees in the long term and which maximise climate change gains will be viewed positively.
- 10.5 If it is not practicable to provide the full requirement on site, provision can be made on developer owned land in the locality provided that the tree planting can be secured in perpetuity through a legal agreement with appropriate management measures. Alternatively, an equivalent financial contribution will be sought to enable provision of new native trees and/or the protection and enhancement of ancient and veteran woodland within the district.
- 10.6 A native species mix is preferable to align with the priorities within the Nottinghamshire Local Nature Recovery Strategy. The Council's Tree Officer will advise on the species mix appropriate in different parts of the district. Justification will be required to support an alternative mix. It is recommended that these discussions take place at pre-application stage so that planting can be incorporated into the design. Further information is within the Trees and Development SPD.

Tree Planting: Financial Contribution

- 10.7 The Local Plan Infrastructure Delivery Plan 2023 costs 5 native tree saplings at £100 per dwelling/1000sqm non residential floorspace. This is based on The

Woodland Trust's average cost of a native tree (up to 100cm as a sapling) and includes an appropriate management contribution (£45 per tree). Costs will be index linked in line with inflation (see paragraph 4.22).

- 10.8 When grown to full height this will ensure that a mix of different size native trees will be present (small, medium and large) in the landscape able to mitigate the impacts of climate change. Should developers wish to provide different size trees, as long as they are appropriate to local context, this should be agreed through discussion with the Council's Tree Officer.
- 10.9 Should the financial contribution be used towards new tree planting the management contribution would be used to undertake ongoing maintenance of the trees. Further information is set out within the Trees and Development SPD.
- 10.10 Financial contributions could also be used to protect or improve existing ancient or veteran trees/woodland in the locality of the development. These trees deliver significant benefits for carbon sequestration and by enhancing their management, greater climate change mitigation can be achieved. In these circumstances, the management contribution could be used to undertake various tree management matters appropriate to the woodland. This could include pruning, enhancing woodland quality through underplanting or the clearing of invasive species.
- 10.11 Financial contributions, whether for new trees or to improve existing, will be used to support tree planting projects in the locality of the development from which occupiers of new development could reasonably be expected to benefit. This could include, but not exclusively, a number of Council owned woodlands throughout the district e.g. Langold Country Park including Dyscarr Woods Nature Reserve, Sandhill Lake LWS, Worksop.
- 10.12 To ensure there are sufficient sites available within the locality of growth areas where financial contributions could be used the Council will continue to work with partners, such as, the Nottinghamshire Wildlife Trust, The Woodland Trust, National Trust and Sherwood Forest Trust to secure tree planting and/or to enable improvements to existing ancient/veteran woodland in their ownership. This will also include looking to address priorities for woodland in the district within the Nottinghamshire Local Nature Recovery Strategy.
- 10.13 Where financial contributions for tree planting/improvements is secured, initial payment will be made to the Council. Funds will only be transferred to partners specified in relevant S106 agreements following a formal request which demonstrates how the funds will be used to mitigate impacts from the relevant development.
- 10.14 The Council's Parks and Open Spaces team would oversee planting/improvement works and maintenance of trees on Council owned land.