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## **ASHFIELD DISTRICT COUNCIL**

### **Infrastructure Delivery Plan Update**

**October 2024**

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# 1. Introduction

- 1.1 The purpose of Infrastructure Delivery Plan (IDP) is to set out the infrastructure required to support the growth proposed in the emerging Ashfield Local Plan 2023 - 2040. It forms part of the evidence base for the Local Plan. It is a 'living document' that will be regularly updated. The emerging Local Plan provides the strategic planning policy framework for the District and contains a range of policies which will guide new development and identify appropriate locations for future housing and employment growth.
- 1.2 The IDP describes what infrastructure that is required how, when and by whom it will be delivered and, where known, the location. It is accompanied by a schedule that prioritises infrastructure by need (as identified by the infrastructure providers), and provides an indication of likely costs, and other funding sources. This will assist in ensuring a timely provision of infrastructure.
- 1.3 The IDP provides a snapshot at the time of publication. However, the need for infrastructure and the ways of delivering it are constantly being reviewed by infrastructure providers. Details of infrastructure deficits, standards, and investment programmes are therefore likely to change over time. This will be reflected in future updates.
- 1.4 Following consultation on the Regulation 18 Local Plan which took place between 4 October 2021 to 16 November 2021 the Council has continued to work with infrastructure partners and developers alongside the progression of the Local Plan to develop and improve the information available about infrastructure provision.
- 1.5 The IDP October 2024 is an update to the IDP November 2023, primarily in relation to the appended Infrastructure Delivery Plan Schedule, and is updated as follows:
  - The 'Funding secured' column has been updated. NB: with regard to developer contributions this column includes developer contributions which have been agreed but which have not necessarily been received yet.
  - The 'Funding source' column has been updated to indicate, where known, the anticipated amount of funding from each source of funding and an accompanying percentage (e.g. developer contributions £Xmillion (YY%), etc)
  - The 'Estimated cost' column has been updated where the Council is aware of any revision to the estimated cost.

A limited number of new items have been deleted or added to the Infrastructure Schedule. Some open space/green space items have been deleted whilst others have been added, along with some additional regeneration items and the Ashfield Innovation Park.

- With regards to transport infrastructure costs, the funding sources identified in the IDP schedule are notional and have been established in order to inform bids to East Midlands Combined County Authority (EMCCA) and Department for Transport (DfT), and to assist planning officers to negotiate appropriate developer contributions at the planning application stage. No funding has been agreed towards any of these schemes to date and therefore the splits in the IDP

are indicative only and should not be misconstrued as being a commitment from EMCAA or DfT to fund the schemes. Moreover, the funding source identified in the IDP should not prejudice the outcome of any site-specific transport assessment submitted at the time of a planning application. Where a particular scheme is identified as being necessary to mitigate the impact of a specific proposal, the Local Highways Authority would expect the developer to deliver the required improvement directly (under a planning condition), irrespective of any indicative funding source or split that may have been identified in the IDP. Section 278 Agreements (S278) are only relevant where the developer is required to procure the works itself and is the means through which the developer will deliver works to the public highway. This is therefore only applicable where the scheme is identified to be delivered entirely by the developer/s (100%). Where schemes are identified to be funded partly by EMCCA / DfT with a contribution from the developer, the mechanism for securing this contribution is a Section 106 Agreement (S106). Financial contributions cannot be secured towards schemes through S278; it is for in-kind works only.

- A limited number of other minor updates have been incorporated into the document as necessary.

## **2. What is Infrastructure?**

- 2.1 The IDP seeks to distinguish between the higher priority infrastructure items, which are critical to enable new development to come forward, and those infrastructure items which are not critical, but which would mitigate some of the impacts of the development and/or improve the development's contribution towards the objectives of the Local Plan.
- 2.2 Greater levels of prosperity have been accompanied by a greater range of services, which are now included in the term "noncritical" infrastructure. That is infrastructure without which the development could still physically proceed but which may be important in terms of the quality and sustainability of the development. This potentially includes health and community facilities, leisure facilities, provisions for emergency services, and for green space. The provision of 'noncritical' infrastructure is important to support the objectives of increased housing requirements, economic growth, mitigate climate change and creating sustainable communities.
- 2.3 The scale, scope, phasing, and overall balance of infrastructure may determine whether the development is acceptable in policy terms and ultimately whether planning permission will be granted.

## **3. Forms of Infrastructure**

- 3.1 Physical

- Transport - Strategic & local highway networks, bus rail, airports, travel management, cycle and pedestrian facilities, car parking.
- Energy - Gas and electricity generation and distribution, renewable energy projects.
- Water - Water supply, water treatment, drainage, flood defences, water quality.
- Information and communications technology (ICT) – Including Broadband and wireless connections.
- Waste - Collection and disposal, recycling.
- Minerals – Reserves.

### 3.2 Social

- Education - Primary, secondary, further education, and adult education.
- Health - Health centres, GP and dental surgeries, hospitals.
- Emergency Services - Police, Fire, Ambulance, community support.
- Community Services - Community centres and centres for children, young people, elderly, and those with special needs. Cemeteries, post offices, etc.
- Culture and Leisure - Museums, theatres, cinemas, sport centres, swimming pools, libraries, public art and realm, heritage assets
- Community Projects - It can include community groups, and local community led projects, training, and volunteering.

### 3.3 Green

- Open Space - Parks and country parks, children's play areas, sport pitches and grounds, allotments.
- Forestry-Urban Forest, woodland.
- Biodiversity - Local wildlife sites, local nature reserves, private nature reserves, SSSIs, geological sites.
- Waterways - Main rivers, small watercourses, canals

## 4. **Delivery of Infrastructure**

4.1 Developers are required to meet infrastructure requirements which specifically relate to a site such as gas and electricity connections.

4.2 Developers are also required to contribute to the wider infrastructure, which looks to achieve the planning objective of sustainable development. Ashfield District Council as the local planning authority has a key role to play in securing developer contributions to deliver the necessary infrastructure to support sustainable development. The Council currently secures monies through section 106 agreements. However, this has to be seen in the context of:

- The Community Infrastructure Levy regulations (CIL) - Under the CIL Regulations a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
  - a) necessary to make the development acceptable in planning terms,
  - b) directly related to the development, and

c) fairly and reasonably related in scale and kind to the development.

- The viability of any development - The NPPF stresses that viability and deliverability are key tests of all aspects of decision making (NPPF 2023 Paragraphs 58, 62, 77, 124 & Planning Practice Guidance Viability).

4.3 The Council utilised Section 106 contributions to ensure the provision of infrastructure where need arises from a development [Ashfield Infrastructure Funding Statement 2021/22, November 2022](#) . A Section 106 (S106) Agreement is a legal agreement between a local authority and a developer, linked to planning permissions (Also known as planning obligations). Section 106 agreements are drafted when it is considered that a development will have significant impacts on the local area. When a planning application is submitted to the Council, we will assess the application as to whether the development would cause a significant impact to the area and community. The S106 will vary depending on the nature of the development being proposed and based on the needs of the District.

4.4 The Planning Act, 2008 identifies the types of infrastructure that should be considered for funding through CIL, although the list is not definitive. These are:

- a) roads and other transport facilities,
- b) flood defences,
- c) schools and other educational facilities,
- d) medical facilities,
- e) sporting and recreational facilities, and
- f) open spaces.

4.5 There are a number of infrastructure providers that have statutory obligations in specific areas, and this includes responding to growth in terms of the provision of infrastructure. Therefore, other funding can arise from a number of sources including public sector funding from national, regional, strategic, and local grants as well as the normal capital and revenue funding streams for public service and statutory infrastructure providers.

4.6 A two-tier system of local government operates in Nottinghamshire. Consequently, joint working between the District Council and Nottinghamshire County Council is critical as the County Council has a pivotal role in providing infrastructure as the:

- Highways Authority.
- Education Authority.
- Waste and Minerals Authority.
- Social Care service provider.
- Lead Local Flood Authority.

4.7 It should be noted that the IDP and the Local Plan do not operate in isolation in respect of creating and maintaining these types of infrastructure. Rather they sit within a wider framework of plans, policies and programmes of the Authority, the

County Council and a wide range of other infrastructure and service providers and regulators.

## **5. The Policy Context**

5.1 The NPPF highlights the importance of the provision of physical, social, and green infrastructure. This has a number of implications:

- Councils and providers should assess capacity of infrastructure and its ability to meet forecast demands. The constraints on infrastructure such as road capacity and limited funding for the foreseeable future means that more creative ways of making better use of existing capacity and facilities will be needed.
- There is a need to assess 'quality' as well as capacity. This may mean looking to improve the quality of existing provision before spending on increasing capacity.
- Based on the requirement for infrastructure being able to meet forecast demand, this means considering changes in technology, demographics, and preventative policy measures.

5.2 Section 33A of the Planning and Compulsory Purchase Act 2004 sets out the 'duty to co-operate'. This is reflected in the NPPF, paragraph 26 which highlights the need for joint working to meet development requirements that cannot be wholly met within a single local planning area, through either joint planning policies or informal strategies such as infrastructure and investment plans. In these circumstances, meeting transport, educational, waste management and other infrastructure requirements across council boundaries is crucial.



## 6. Growth During the Plan Period

6.1 Infrastructure will need to be considered as part of the Local Plan as it moves forward. The Local Plan is the Council's key planning document and sets out:

- a spatial vision for growth in Ashfield;
- a number of sustainable development principles to achieve the vision including the challenges posed by climate change;
- key strategic policies for the District including strategic employment areas around Junction 27 of the M1;
- defining the numbers and locations of new homes and the location of employment sites over the Plan period;
- providing policies which will guide the determination of planning applications in the District; and
- setting out policies to protecting and enhancing the District's natural and historic assets.

6.2 The purpose of the Local Plan is to strike a balance between providing for housing needs and economic growth whilst protecting and enhancing the District's green and historic assets. However, any development will need to be supported by the provision of supporting infrastructure.

The 2021 Census identifies the population of Ashfield increased by around 6,800 between the last two censuses (held in 2011 and 2021). That is an increase of 5.7%, from around 119,500 in 2011 to around 126,300 in 2021. Ashfield was among the top 45% most densely populated English local authority areas at the last census. (see [How life has changed in Ashfield: Census 2021](#)).

6.3 There were 54,500 households with at least one resident, an increase of 3,600 since 2011. There are 1,153 people per square kilometre, 1,091 in 2011. [Ashfield Local Plan Monitoring](#)

### Housing growth

6.4 The Local Plan 2023-2040 Regulation 19 Pre-Submission Draft identifies new homes as follows:

- Hucknall a requirement for 1,311 homes.
- Kirkby-in-Ashfield & Sutton in Ashfield a requirement for 3,825 homes.
- Selston, Jacksdale and Underwood a requirement for 499 homes.

### Employment growth

6.5 The Local Plan reflects the evidence base set out in the Employment Land Needs Study 2021, the Logistics Study the Greater Nottingham Distributions and Logistics Paper and the Background Paper No 3 Economy & Employment Land 2023.

6.6 The employment land demand requires 81 ha of employment land from 2023 to 2040. This will be met through a strategic employment allocation at Junction 27 M1 Motorway and smaller employment land Allocations.

### Neighbourhood Plans

6.7 There are two neighbourhood plans in Ashfield, the JUS-t Neighbourhood Plan (Selston Parish Council) and the Teversal, Stanton Hill and Skegby Neighbourhood Plan (Neighbourhood Forum). Neither Plans identify sites for development. However, specific policies will impact on infrastructure requirements.

### Neighbouring Authorities

6.8 Nottingham Housing Market Area consists of the following:

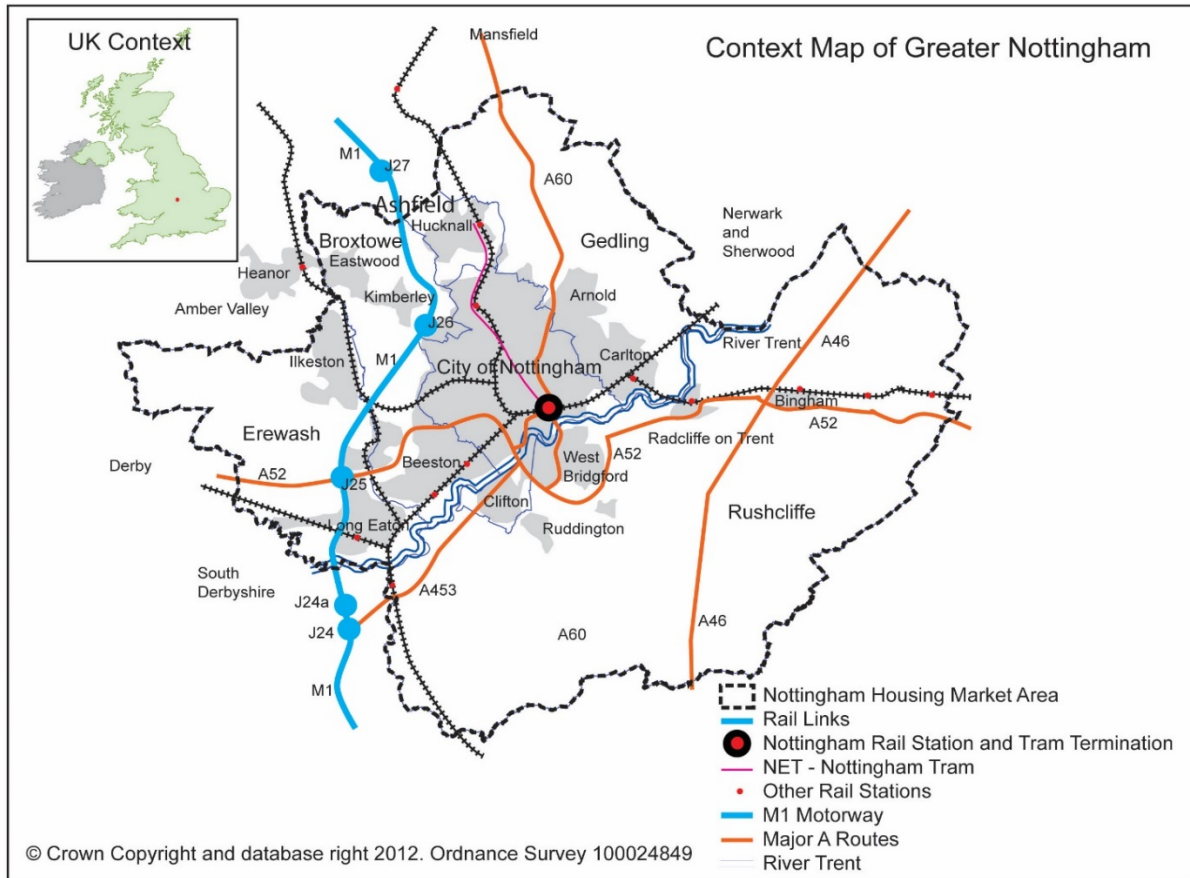
Housing Market Area	Districts within Housing Market Area
Nottingham Core	Nottingham, Rushcliffe, Gedling, Erewash*, Broxtowe
Nottingham Outer	Ashfield*, Mansfield, Newark & Sherwood*

**Table 1- Nottingham Housing Market Area**

\* Districts which are likely to be under the influence of more than one HMA area.

6.9 However, it should be recognised that housing markets will fall across administrative boundaries. In Ashfield there is a more complex position as it is widely recognised that Hucknall is strongly linked to Greater Nottingham (Nottingham Core and Nottingham Outer Housing Market Area Employment Land Need Study, 2021 Nathaniel Litchfield & partners). In relation to the Greater Nottingham Area, Ashfield is working closely with the councils of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe to produce a consistent planning strategy for Greater Nottingham. Erewash Brough Council has submitted a Core Strategy for Examination. The Greater Nottingham Authorities are advised by the Greater Nottingham Joint Planning Advisory Board, which is made up of the lead planning and transport councillors from each of the councils. The Joint Board meets regularly and has overseen the coordination of all the Core Strategies and Local Plans within Greater Nottingham. The Councils collaborate on strategic policy and

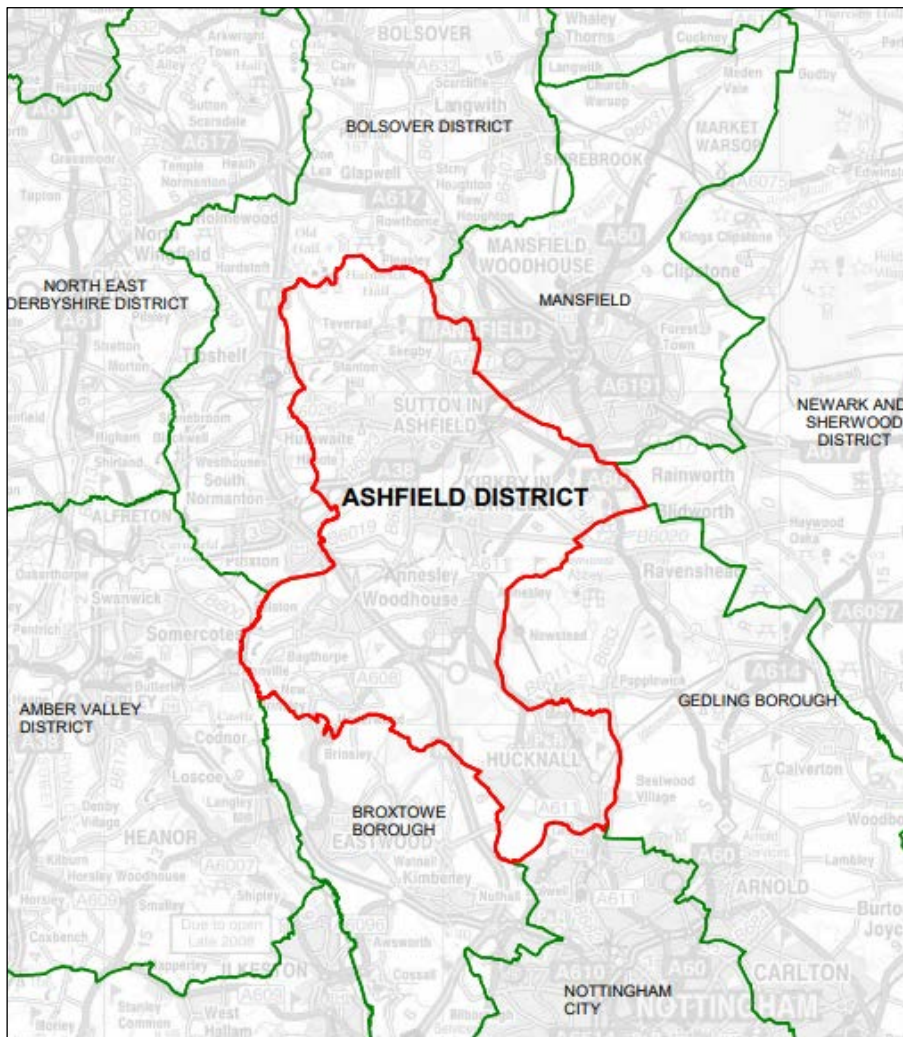
planning issues and work together on joint commissions and evidence base documents.



**Map 1: Greater Nottingham**

Source Ashfield District Council

- 6.10 Ashfield District is bounded by a further four Local Authorities; Newark and Sherwood, Mansfield, Bolsover, and Amber Valley (see Map 2). Discussions with these councils have taken place on a regular basis to ensure a similar joined up approach to planning across boundaries. There are also a number of studies which provide a shared evidence base.



**Map 2: Ashfield District and its neighbouring authorities**

Source: Ashfield District Council

- 6.11 In addition to the Ashfield housing and employment sites, there are a number of proposed developments outside the administrative area of Ashfield District that may have an impact in terms of local infrastructure, Table 2. Broxtowe Borough Council, Gedling Borough Council, Nottingham City and Rushcliffe Borough Council have consulted on a Regulation 18 Core Strategy, Local Plan Part 1 [Greater Nottingham Strategic Plan Preferred Approach Consultation 2022 – Greater Nottingham Planning Partnership](#)<sup>1</sup>. Their proposals include under Preferred Approach: Housing Provision (Paragraph 5.3) “*approximately 1,650 homes in Gedling adjoining Hucknall Sub Regional Centre (which is in Ashfield District). To include Sustainable Urban Extensions at (numbers are indicative):*
- i. North of Papplewick Lane (83 homes remaining); and*
  - ii. Top Wighay Farm (805 homes remaining plus a further 640 homes in the plan period).”*

	<b>Employment</b>	<b>Approx. dwellings</b>
<b>Mansfield District Council</b>		
The Lindhurst Group outline planning permission applied for. (Planning application number 2010/0089/ST). Development has commenced.	23.5 ha	1,700
Land at Penniment Farm, Abbott Road, Mansfield. (Planning application number 2010/0805/ST).	12 ha (39,216 sq. m)	430
Abbot Road/Brick Lane and Hall Barn Lane		250
<b>Broxtowe Borough Council</b>		
Brinsley. Aligned Core Strategy 2014 - Policy 2 & Part 2 Local Plan 2018-2028, Adopted 2019 Policy 5: Brinsley Site Allocation		110
<b>Gedling Borough Council</b>		
Land North of Papplewick Lane (adjacent to Hucknall). Aligned Core Strategy 2014 - Policy 2 as amended by the Local Plan Part 2 Publication - Policy FPD 63 Housing Distribution. (Identifies 1,265 homes around Hucknall). Development of North of Papplewick Lane has commenced.		300
Top Wighay Farm (adjacent to Hucknall). Aligned Core Strategy 2014 – Policy 2 as amended by the Local Plan Part 2 Publication Policy FPD 63 Housing Distribution. (Identifies 1,265 homes around Hucknall). A small area off Wighay Road has been developed.	8.5 ha	845
Bestwood Village (Aligned Core Strategy 2014 – Policy 2 as amended by the Local Plan Part 2 Publication - Policy FPD 63 Housing Distribution. Development has commenced.		525
Hayden Lane, (adjacent to Hucknall) Local Plan Part 2 Publication Policy FPD 64 Urban Area.		120

**Table 2: Neighbouring Authority Development Sites Allocated in Adopted Local Plans**

Notes

- Lindhurst - The development is proposed to be either side of Sherwood Way A617 (the Mansfield Ashfield Regeneration Route) and to the east of Nottingham Road, A60
- Land at Penniment Farm, Abbott Road, Mansfield. Outline permission was granted for a mixed-use development. The development is to the northeast of the Land East of A6075, Beck Lane, Skegby, (Draft Local Plan – Policy H1Ss:)

## **7. Education**

- 7.1 The NPPF in paragraph 95 identifies that great weight should be given to create, expand or alter schools through the preparation of plans and planning decisions. Additional guidance on this aspect has been issued by the Department for Education.
- 7.2 Nottinghamshire County Council, as the Local Education Authority, and Ashfield District Council are working together to identify the impact of future housing requirements on educational places and local schools. The proposed growth planned in Ashfield District, must take account of the potential educational requirements arising from the development.
- 7.3 Local Education Authorities have a statutory obligation to ensure there are sufficient primary and secondary school places within their area to meet the requirement for pupil places under the Education Act 1996. In order to perform this statutory duty, the County Council undertakes school place planning and forecasting. This entails undertaking a rolling programme of pupil projections based in part on census data, ONS mid-year population estimates and school catchment information to try to match demand for school places with physical supply.
- 7.4 The County Council retains the statutory responsibility to ensure there are sufficient school places available every year. It is the commissioner of school places, which are delivered through local authority-maintained schools, voluntary controlled and voluntary aided schools, foundation schools and academies (as single or multi-academy trusts).
- 7.5 The process of commissioning school places aims to achieve a balance between the number of places available and the number of pupils for whom they are required. In its strategic role, the County Council must ensure there is a response to changes in demand over time by securing the increase or removal of capacity. This can be achieved in several ways including:
- Commissioning new schools (the presumption set out in law is that all new schools will be academies or free schools;
  - Extending existing schools, either by the use of permanent extensions or, in exceptional cases, by the use of temporary buildings;
  - Reducing places at existing schools, for example by removing or relocating temporary buildings or changing the use of spaces;
  - Promoting the reorganisation of schools, including amalgamating, federating, relocating, or closing schools, changing the age range or the range of special needs of the school; and
  - Reviewing priority admission areas.
- 7.6 The County Council has prepared estimates of pupil places generated by Local Plan allocations and added them to its forecasts of future demand for places in the existing population. Estimates of pupil places are undertaken over a 5-year period for primary school places and over a 10-year period for secondary school places. Pupil place forecasts are not undertaken for a 15-year period.

- 7.7 For the purpose of forecasting and place planning, the County Council groups primary schools across the County into primary planning areas. Ashfield comprises a number of Primary Planning Areas, which are identified in Table 3. Secondary schools are also grouped in planning areas, the majority of which do not precisely correlate to their primary counterparts. These planning areas are identified in Table 4.

<b>Nottinghamshire County Council Primary Planning Area</b>	
<ul style="list-style-type: none"> <li>• Hucknall Primary Planning area including Top Wighay Farm in Gedling Borough Council:               <ul style="list-style-type: none"> <li>➤ Beardall Fields Primary and Nursery School.</li> <li>➤ Broomhill Junior School.</li> <li>➤ Butlers Hill Infant and Nursery School.</li> <li>➤ Edgewood Primary and Nursery School.</li> <li>➤ Hucknall Flying High Academy (Rolls Royce).</li> <li>➤ Hawthorne Primary and Nursery School.</li> <li>➤ Hillside Primary and Nursery School.</li> <li>➤ Holgate Primary and Nursery School.</li> <li>➤ Holly Cross Primary Catholic Voluntary Academy.</li> <li>➤ Hucknall National Church of England Primary School.</li> <li>➤ Leen Mills Primary School.</li> </ul> </li> </ul> <p>N.B. A primary school is planned for the Top Wighay Farm development</p>	
<ul style="list-style-type: none"> <li>• Annesley Primary Planning Area including Newstead in Gedling Borough Council:               <ul style="list-style-type: none"> <li>➤ Annesley Primary and Nursery School.</li> <li>➤ Kirkby Woodhouse School.</li> <li>➤ Newstead Primary and Nursery School.</li> </ul> </li> <li>• Kirkby Primary Planning Area:               <ul style="list-style-type: none"> <li>➤ Abbey Hill Primary &amp; Nursery.</li> <li>➤ Greenwood Primary and Nursery School.</li> <li>➤ Kingsway Primary School.</li> <li>➤ Morven Park Primary and Nursery School.</li> <li>➤ Orchard Primary School and Nursery.</li> <li>➤ The West Park Academy.</li> </ul> </li> <li>• Sutton Town Primary Planning Area               <ul style="list-style-type: none"> <li>➤ Brierley Forest Primary and Nursery School.</li> <li>➤ Croft Primary School.</li> <li>➤ Dalestorth Primary and Nursery School.</li> <li>➤ Forest Glade Primary School.</li> <li>➤ Healdswood Infants' and Nursery School.</li> <li>➤ Hillocks Primary Academy.</li> <li>➤ Leamington Primary and Nursery Academy.</li> <li>➤ Mapplewells Primary and Nursery School.</li> <li>➤ Priestsic Primary and Nursery School.</li> <li>➤ Skegby Junior Academy.</li> <li>➤ St Andrew's CofE Primary and Nursery School.</li> <li>➤ St Mary Magdalene CofE Primary School.</li> </ul> </li> </ul>	

<ul style="list-style-type: none"> <li>• Huthwaite Primary Planning Area: <ul style="list-style-type: none"> <li>➤ Woodland View Primary School.</li> <li>➤ Huthwaite All Saints Church of England Infant and Nursery School.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• Selston Primary Planning Area: <ul style="list-style-type: none"> <li>➤ Bagthorpe Primary School.</li> <li>➤ Brinsley Primary and Nursery School.</li> <li>➤ Holly Hill Primary and Nursery School.</li> <li>➤ Jacksdale Primary and Nursery School.</li> <li>➤ Selston Church of England Infant and Nursery School.</li> <li>➤ Underwood Church of England Primary School.</li> <li>➤ Westwood Infant and Nursery School.</li> </ul> </li> </ul>

**Table 3 - Education Primary Planning Areas in Ashfield**

Source: Nottinghamshire County Council

<p><b>Nottinghamshire County Council Secondary Planning Areas</b></p>
<ul style="list-style-type: none"> <li>• Hucknall Secondary Planning Area: <ul style="list-style-type: none"> <li>➤ The Holgate Academy.</li> <li>➤ The National CofE Academy.</li> <li>➤ Hucknall Sixth Form Centre.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• Kirkby/Sutton Secondary Planning Area: <ul style="list-style-type: none"> <li>➤ Ashfield Comprehensive School, Kirkby-in-Ashfield.</li> <li>➤ Outwood Academy, Kirkby-in-Ashfield.</li> <li>➤ Quarrydale Academy, Sutton in Ashfield.</li> <li>➤ Sutton Community Academy, Sutton in Ashfield.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• Selston Secondary Planning Area: <ul style="list-style-type: none"> <li>➤ Selston High School.</li> </ul> </li> </ul>

**Table 4 - Education Secondary Planning Areas in Ashfield**

Source: Nottinghamshire County Council

**New development and school places**

7.8 The need for development to provide additional primary and secondary school places is guided by the County Council’s assessment of total net capacity of schools within the locality and forecast future demands for school places. In determining the number of school places likely to be generated by a new development the County Council currently calculates requirements based on the following:

- Primary 21 pupils per 100 dwellings.
- Pre-school - A pre-school facility will be needed with any new school. For a 1 form entry (210 pupils) there is a requirement of 26 pre-school places. For a 2-form entry (420 pupils) there is a requirement of 39 pre-school places.
- Secondary 16 pupils per 100 dwelling if there is not 6th form in the educational planning area.
- Secondary with a sixth form in the planning area 19 pupils per 100 dwelling.
- Special needs 1 pupil per 100 dwelling. (Only triggered by 100 plus dwellings).



- 7.9 In relation to the need for extensions to schools and for new schools this is reflected as follows:
- For primary schools 1 Form Entry (1FE) equals 210 places (i.e., 7-year groups x 30 pupils).
  - Secondary schools, 1 Form Entry equals 150 places (i.e., 5-year groups x 30 per class). Sixth form is additional, where the assumption is 30 post 16 places would be needed for every 1FE (i.e., 3 pupils per 100 dwellings).
  - Special needs 1 pupil per 100 dwelling. (Only triggered by 100 plus dwellings)
- 7.10 Thus 1,000 new dwellings would generate a need for a 'one form entry' primary school (210 pupils from the ages of 4 to 11 with 30 pupils in a form). The County Council's [Planning Obligation Strategy](#), January 2021 identifies the requirements for educational contributions and sets out forecast costs of new schools. This formula provides a standard approach to take account of the average pupil yield from housing of various kinds and has been accepted by planning authorities, developers, and Inspectors.
- 7.11 In relation to new development within Ashfield, the Local Plan reflects a 15-year period over which new housing will be developed. The anticipated need for school place is based on known information such as current planning permissions together with the Local Plan Housing Trajectory which sets out an estimate of where and when new housing will come forward. The housing trajectory is published as part of the Local Plan. The likely number of pupils that will arise from a development and require an additional place at the local school is based on the trajectory using the formula above. From this, the County Council assesses how these places fit into current capacity and any extra places are identified to establish the need for new classrooms and schools.
- 7.12 The established practice has been to support the sustainable expansion of existing schools. Decisions on expansion take account of factors including the availability of resources for new buildings, the infrastructure of the school (halls, specialist facilities and services such as gas and electricity supply capacity), the size of the site, and any transport implications. The quality of education and its sustainability are key considerations. Other important strategic factors are the availability of places locally, set in the context of the likely pattern of future demand, modified where appropriate through plans for known housing developments and migration.

### **Requirements**

- 7.13 Through working with Nottinghamshire County Council, the following requirements have been identified in relation to schools.

#### Primary Planning Areas

- Hucknall Primary Planning Area – There is forecast to be sufficient places in primary schools to meet future needs.

- Annesley Primary Planning Area including Newstead in Gedling Borough Council – There is forecast to be sufficient places to meet future needs.
- Kirkby Primary Planning Area - There is forecast to be sufficient places to meet future needs.
- Sutton Town Primary Planning Area – There is a forecast surplus of places at schools within the planning area, but this is insufficient to meet the entirety of the demand anticipated from the planned housing growth. Local plan allocations will be required to make a proportionate financial contribution to mitigate the cumulative deficit in school places. A desktop investigation into the capacity of the existing school estate has been conducted which confirms that there are four schools in the planning area with theoretical capacity to expand, including Dalestorth Primary School, Healdswood Infant School, Leamington Primary School, and Skegby Junior School. It is envisaged that the required places will be created by expanding one or more of these schools, subject to a feasibility assessment.
- Huthwaite Primary Planning Area – There is forecast to be insufficient capacity to meet future needs and it will therefore be necessary to expand either Woodland View Primary School or All Saints Infant School using the adjacent land, which is owned by the County Council, if considered feasible on highways grounds. All proposed allocations within the Planning Area will be required to contribute towards the cost of expanding one of these schools, relative to their pupil yield.
- Selston Primary Planning Area - There is forecast to be sufficient places to meet future needs.

#### Secondary Planning Areas

- Hucknall Secondary Planning Area - There is forecast to be insufficient capacity to meet future needs and therefore all allocations within Hucknall will be required to make contributions relative to their pupil yield towards the expansion of Holgate Academy. Therefore, in Ashfield, secondary contributions will be required through Section 106 agreements and from Top Wighay Farm, contributions will be obtained from Gedling Borough Council's Community Infrastructure Levy, as stated in its Infrastructure Funding Statement.
- Kirkby/Sutton Secondary Planning Area - There is forecast to be sufficient places to meet future needs.
- Selston Secondary Planning Area - there is forecast to be sufficient places to meet future needs.

#### Special Educational Needs and Disabilities

- There is forecast to be insufficient capacity to meet future needs for special education places within Ashfield and therefore all allocations which would be anticipated to yield one or more pupil requiring a specialist place will be required

to contribute towards the cost of expanding special school provision in the area. Only allocations of 100 dwellings or more would be eligible based on formula.

7.14 The [Governments school rebuilding programme](#) (SRP) carries out major rebuilding and refurbishment projects at school and sixth-form college buildings across England, with buildings prioritised according to their condition. Schools were prioritised because they met one or more of the following criteria:

- they had buildings of specific construction types that require replacement;
- their buildings had the highest condition need, identified in data collected in the Condition Data Collection (CDC) and verified through collecting additional condition information;
- their buildings had severe and urgent condition need that meant they were a high priority for replacement; and
- their buildings had risks that have the potential to cause significant harm to pupils and/or staff that meant they were a high priority for replacement.

7.15 The following schools in Ashfield are identified as being in the receipt of funding:

- Set 2 - July 2021, Ashfield Comprehensive School, Kirkby-in-Ashfield (URN 137981).
- Set 2 - July 2021, Kirkby College, Kirkby-in-Ashfield (URN 138481).
- Set 4 - December 2022, The Holgate Academy, Hucknall (URN 139956).

## **8. Transport**

### **Highways**

- 8.1 The local highway network in Ashfield is managed by Nottinghamshire County Council, acting in its statutory duty as the Highway Authority. However, transport issues cross administrative boundaries and Ashfield also borders Derbyshire and Nottingham City. These three highway authorities work together with a joint agreement that identifies the areas of common importance that cross administrative boundaries.
- 8.2 Local Transport Plans set out the strategy and implementations adopted by highway authorities to transport. The Nottinghamshire Local Transport Plan (known as the third Local Transport Plan) runs from 1 April 2011 to 31 March 2026 but is reviewed every five years. It has two parts Strategy and Implementation. In terms of the strategy, the primary objectives of the Local Transport Plan align with the Ashfield Local Plan in relations to:
- Encouraging sustainable alternatives, tackling climate change, reducing carbon emissions and pollution;
  - Supporting economic growth and regeneration;
  - Improving quality of life, safety, and better health.
- 8.3 Within Ashfield the principal roads are the M1, A38, A617, A611, and the A608. Ashfield is connected to Nottingham by the A611 which runs through the District, the M1 and outside the district the A60, Mansfield Road. The A611 and the A608 provide access to Junction 27 of the M1. The A38 connects Ashfield to Derby to the southwest and is also the principal access route to Junction 28 of the M1 motorway. The A617 Sherwood Way was completed in 2004 effectively providing a bypass to the southwest and south of Mansfield connecting the A38 at its western end to the A617/A6191 at its eastern end. From here the A617 continues south-east to Newark-on-Trent.
- 8.4 National Highways (NH) is responsible for the Strategic Road Network (SRN) comprising motorways and trunk road. In Ashfield this comprises the M1 motorway. The M1 between Junction 25 and Junction 31 has been widened to four lanes. The Council will engage with Highways England as necessary to establish any future works.
- 8.5 Nottinghamshire County Council is responsible for all other adopted road in Nottinghamshire. The County Council keeps under review schemes for improvements to the primary road system.

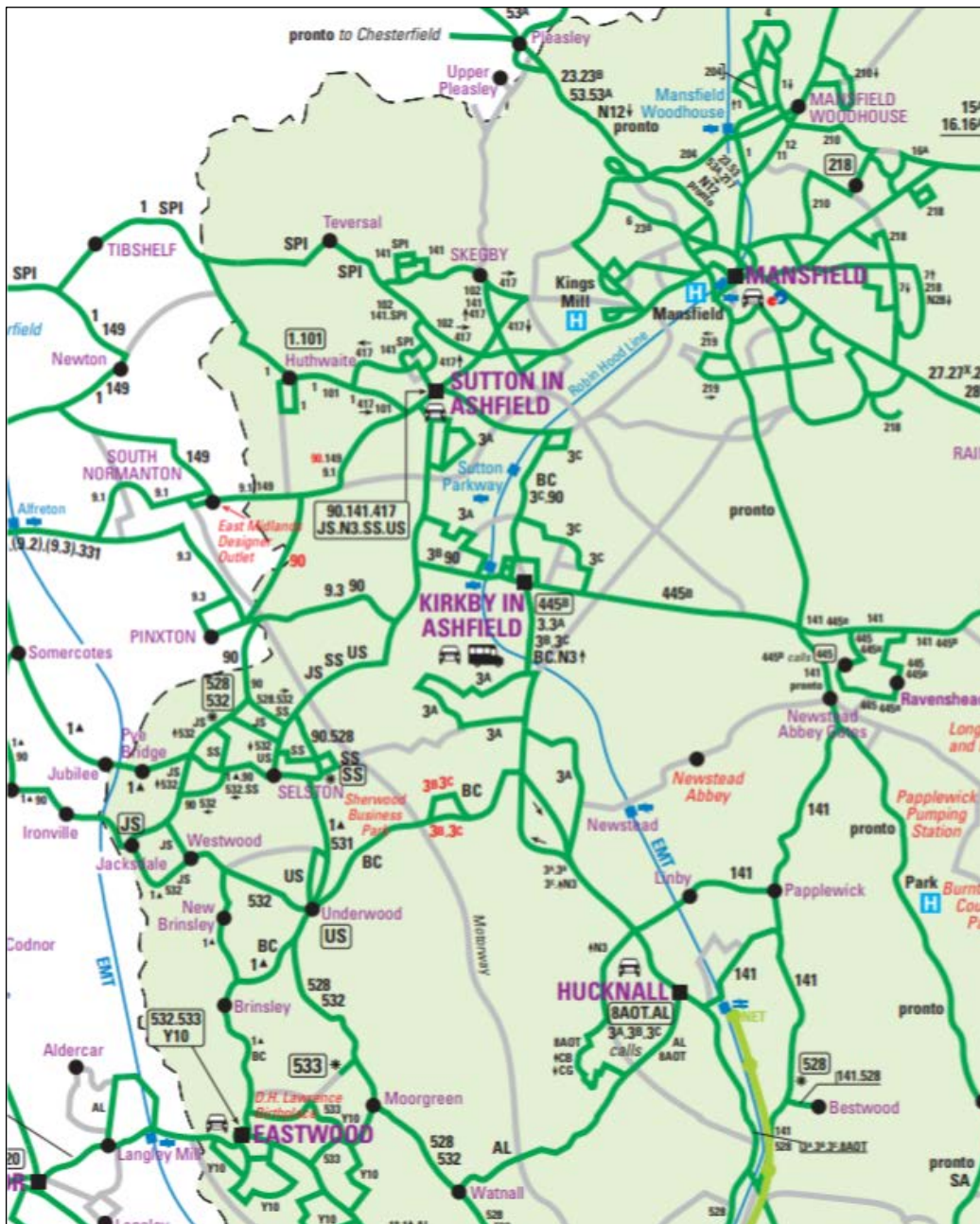
### **Transport Study**

- 8.6 Based on the provisions of the draft Local Plan the Council has commissioned a Transport Study. The study is intended to provide an assessment of all the transport related implications of the proposed growth within the District to 2040. This included the development of a database transport model of the area which produced outputs on traffic flows, congestion, mode splits and other transport

indices in a GIS format to provide evidence on the impacts of the Local Plan scenarios, develop mitigation strategies and identify the outcomes of those strategies and the residual impacts on the areas transport networks. It provides an indication of whether the development proposals are feasible in transport terms and, if so, what mitigation is required to accommodate the Local Plan developments. Mitigation measures required to which contributions will be sought from developers have been included in the Infrastructure Delivery Schedule attached at the end of this report, these are provisional and are subject to change. Mitigation could also include the use of developer led schemes under section 278 of the Highways Act 1980 which allows developers to enter into agreements to make improvements to a public highway as part of a planning application.

## **Bus Services**

- 8.7 The County Council has a duty (Transport Act 1985) to consider local needs, and which supported bus services are necessary where there are no commercial services available. Local bus services across the county are provided in two ways:
- (i) Commercial services which operate without funding support;
  - (ii) Supported services which are subsidised by the Council.
- 8.8 Information on local bus services is available on Nottinghamshire County Council's website. Kirkby-in-Ashfield, Sutton-in-Ashfield and Hucknall have a number of bus services at regular intervals. The rural areas of Selston, Underwood and Jacksdale have an hourly bus service. (See Map 2).
- 8.9 The LTP identify that access to bus services is good across most of the county, although there are fewer services in some of the more rural parts of the county, especially in the evenings and on Sundays.
- 8.10 The County Council has published a Bus Service Improvement Plans (BSIP) for Nottinghamshire in collaboration with the local bus operators [Nottinghamshire County Council Bus Service Improvement Plan](#). This stems from the government's National Bus Strategy [Bus Back - Better National Bus Strategy for England 2021](#) which requires all English local transport authorities to work with bus operators to come up with plans for improving their local bus services and encouraging more people to use them. Government has pledged £3 billion in funding across the country to help deliver these plans, and Nottinghamshire and Nottingham are aiming to secure a fair share of the funding.



**Map 2: Nottinghamshire County Bus Network Map**

Source Nottinghamshire County Council website (Updated to 21<sup>st</sup> September 2021).

### **Nottingham Express Transit (NET)**

8.11 Nottingham Express Transit (NET) currently runs from/to Hucknall to Nottingham City Centre serving town and local centres, employment sites and Park & Ride facilities. Two stops are located in the District:

- Hucknall Station with 439 car park spaces, and
- Butlers Hill.

- 8.12 The Moor Bridge stop is located just outside the District boundary on Nottingham Road and provides 119 car parking spaces.
- 8.13 Draft Local Plan discussions were held regarding the possible extension of the NET to the north of Hucknall. The Top Wighay development site in Gedling was not provided with a Park & Ride or extensions and therefore further parking provision may be required in Hucknall.

## **Railways**

- 8.14 The District is served by the Robin Hood line which runs from Worksop to Nottingham. Three stations are located within Ashfield:
- Hucknall located adjacent to the town centre.
  - Kirkby-in-Ashfield located close to the town centre.
  - Sutton Parkway located at Kirkby Hardwick off Penny Emma Way between Kirkby-in-Ashfield and Sutton-in-Ashfield.
- 8.15 The number of train services will vary with the hours of operation but typically there are two services per hour between Mansfield and Nottingham during the day, and a more limited service at night and from Worksop. The integration with the wider railway is identified in Map 3.

## High Speed Rail 2 (HS2)

- 8.16 HS2 aims to link London and the north of England via the midlands to overcome capacity constraints on the existing rail network and improve connectivity between the north and south of the country. Safeguarding Directions have been made by the Secretary of State for Transport for the route of HS2 phase 2B (Birmingham to Leeds) through the District.
- 8.17 The recent Government review of the HS2 project removed the proposed section of the line from Birmingham to East Midlands on the 4th of October 2023, but restated a commitment to transportation projects in the East Midlands area. Maid Marian Line and Robin Hood line and electrification of the line to Nottingham all remain priorities for wider connectivity in the region.

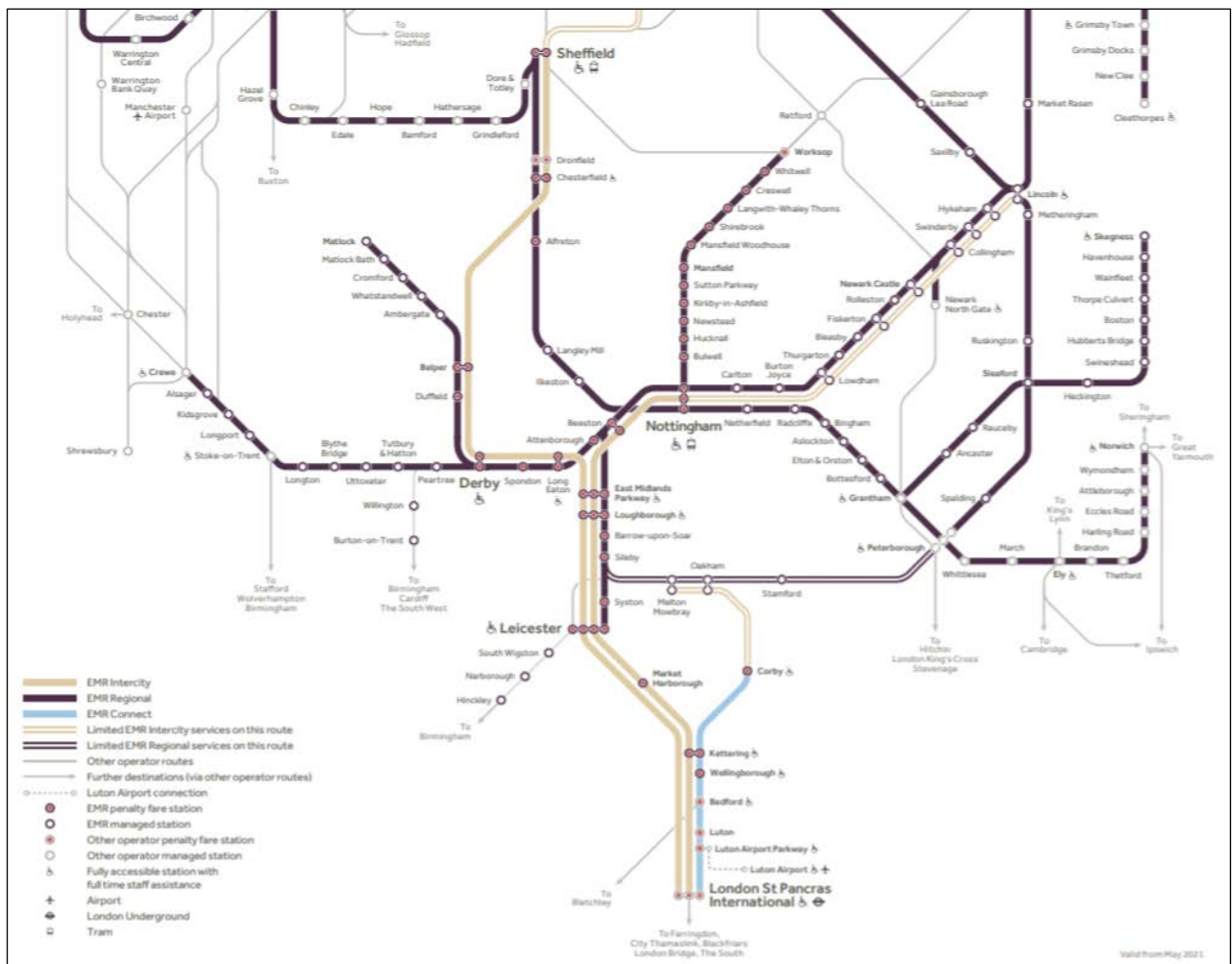
## Maid Marian Line

- 8.18 The potential upgrading of the freight-only line between the Robin Hood Line in Nottinghamshire and the Pye Bridge junction of the Erewash Valley Line in Derbyshire to carry passenger trains on a regular basis has the potential for positive economic impacts by enhancing the viability and attractiveness of key locations and sites along the corridor to developers and investors. It is also anticipated to benefit employees by allowing them to access a wider range of job opportunities and housing choices and employers by giving them access to a wider labour pool and more accessible locations.
- 8.19 The Department for Transport Integrated Rail Plan for the North and Midlands 2021 [Government Integrated Rail Plan for the North and Midlands](#) include the following proposals:

- The Government will accelerate transport improvements. It “*will look to exploit any linkages with other investment in Nottinghamshire, including the proposals for the Robin Hood Line Extension and reopening the Maid Marian line.*”
- Complete electrification of the Midland Mainline,

8.20 The case for the Maid Marian Line is being developed through revised HS2 Growth Strategy, informed by East Midlands Local Connectivity Study.

8.21 The Department for Transport’s Safeguarding Directions for HS2 Phase 2b remain in place, which including safeguarding the route through the District of Ashfield.



**Map 3: Route Map East Midlands**

Source East Midlands Railways [East Midlands Railway map](#)

### Cycling & Walking

8.22 Nottinghamshire has more than 650 miles of countryside and urban cycle routes which together with the extensive public rights of way network provides access to

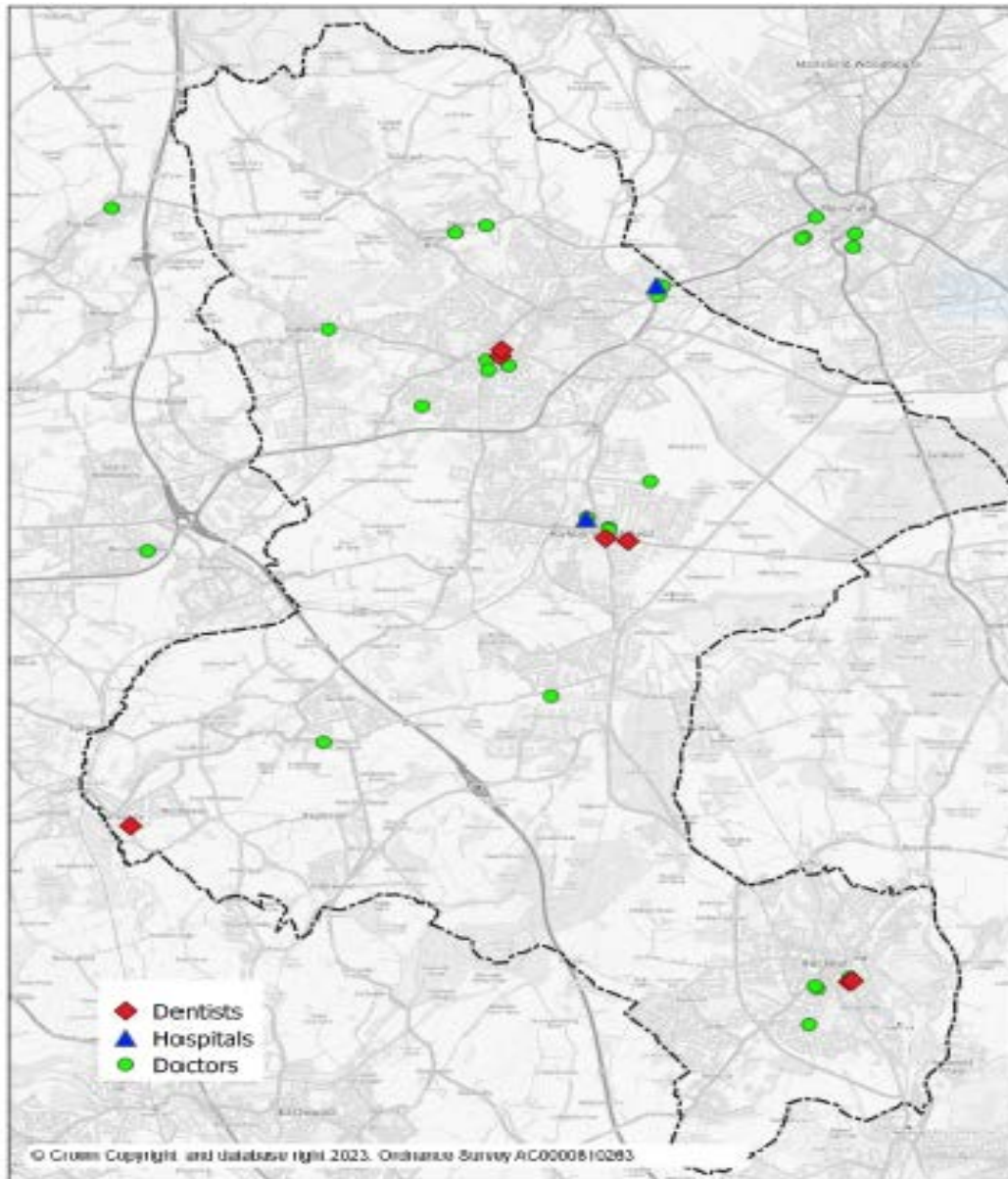


substantial opportunities for walking or cycling. Part of the National Cycle Route Network (Route 6) runs through Annesley and Hucknall.

- 8.23 The Nottinghamshire Cycling Strategy Delivery Plan [Nottinghamshire Cycling Delivery Plan](#) sets out how the County Council, working with partners, aim to make cycling improvements that will deliver the strategy in the Local Transport Plan, its goals, and objectives; particularly those relating to improving access to jobs and reducing the impacts of congestion on the economy. The Delivery Plan details Nottinghamshire's cycling vision and the actions the County Council, working with partners, will undertake to deliver the vision.
- 8.24 National planning policy (National Planning Policy Framework 2023, paragraphs 104 c) and 112 a)) places an emphasis on walking and cycling. The Government's Gear Change: A bold vision for cycling and walking strategy, DfT, 2020 [Gear Change A Bold vision for cycling and walking](#) identifies a vision whereby cycling and walking will be the natural first choice for many journeys with half of all journeys in towns and cities being cycled or walked by 2030.
- 8.25 The Council's Green and Blue Infrastructure and Biodiversity Strategy [Ashfield Local Plan Evidence Base](#) sets out information on existing routes and identifies where improvements will be necessary. The Towns Fund [Discover Ashfield](#) includes the opportunity to upgrade or create new routes which are identified on the draft Local Plan Policies Map and include:
- Hucknall - Kirkby – Sutton – Mansfield
  - Sutton – Derbyshire
  - Huthwaite – Sutton
  - Sutton - Sherwood Observatory

## 9. Health

- 9.1 Primary care is the first point of contact for most people and is delivered by a wide range of independent contractors, including GPs, dentists, pharmacists, and optometrists. NHS walk-in centres, NHS 111 and the NHS Direct telephone service are also part of primary care.
- 9.2 The planning and purchasing of NHS services is undertaken by organisations (or individuals) known as commissioners. They are responsible for assessing the reasonable needs of their populations and using their buying power as purchasers to secure services that are affordable and of the highest quality. They can buy services from any provider that meets NHS standards of care and prices.
- 9.3 Commissioning happens on an individual level every day in a GP practice. For example, when a GP refers a patient to a particular hospital for further investigation or treatment, the GP is effectively buying care for that patient from the hospital through that referral. This 'secondary' provider is paid to treat the patient through the NHS payment system. What care the GP can buy for their patient is determined by the commissioning organisation.
- 9.4 The Health and Care Act 2022 created Integrated Care Boards (ICBs) as replacements for Clinical Commissioning Groups and establishes in law the role of Integrated Care Partnerships as the committee where health, social care, the voluntary sector, and other partners come together as an Integrated Care System (ICS).
- 9.5 Nottingham and Nottinghamshire Integrated Care System (ICS) is a partnership and collaboration that brings together NHS services, local authorities and other local partners across Nottingham and Nottinghamshire to collectively plan and deliver joined up health and care services to improve the lives of our population. Within the ICS, there are two statutory organisations – the Integrated Care Partnership (ICP), and the Integrated Care Board (ICB).
- The ICP is a statutory committee jointly formed between the NHS Integrated Care Board and all upper-tier local authorities that fall within the ICS area. The ICP brings together a broad alliance of partners concerned with improving the care, health, and wellbeing of the population, with membership determined locally. The ICP is responsible for producing an integrated care strategy on how to meet the health and wellbeing needs of the population in the ICS area.
  - The ICB is a statutory NHS organisation responsible for developing a plan for meeting the health needs of the population, managing the NHS budget, and arranging for the provision of health services in the ICS area. The ICB replaces the Clinical Commissioning Groups (CCGs).
- 9.6 The ICB commissions most services on behalf of patients, including emergency care, community care, planned hospital care, and mental health and learning disability services in their local areas, ambulance service and community services providers.



**Map 4: Health Facilities in Ashfield District Council, 2023**

Source: Ashfield District Council

- 9.7 In the context of the Local Plan and planning applications the Council liaises with the ICB. Discussions with the ICB have identified that they will be seeking contributions from new housing development to meet the additional requirements generated by the increased population. For planning applications contributions are based on a formula to arrive at a contribution towards expanding existing services or providing new facilities/services.
- 9.8 The Nottingham University Hospitals NHS Trust provides general hospital services to the population of Nottingham and a range of specialist care to a population of approximately 2.5 million through both the Queen’s Medical Centre and City Hospitals in Nottingham. The Sherwood Forest Hospitals NHS Trust serves the population in and around Mansfield, Ashfield, Newark, Sherwood and parts of Derbyshire and Lincolnshire. The Trust operates two hospitals within Ashfield which are the Kings Mill Hospital and Ashfield Community Hospital. They are also responsible for Newark Hospital and Mansfield Community Hospital.

- 9.9 The Nottingham University Hospitals NHS Trust provides general hospital services to the population of Nottingham and a range of specialist care to a population of approximately 2.5 million through both the Queen's Medical Centre and City Hospitals in Nottingham. The Sherwood Forest Hospitals NHS Trust provides hospital services the people in and around Mansfield, Ashfield, Newark, Sherwood and parts of Derbyshire and Lincolnshire. The Trust operates two hospitals within the Ashfield which are the Kings Mill Hospital and Ashfield Community Hospital. They are also responsible for Newark Hospital and Mansfield Community Hospital.
- 9.10 The Nottinghamshire Health and Wellbeing Board promotes close co-operation between the health service, local government, and providers of services. Their strategy sets out the ambitions and priorities to improve the health and wellbeing of people in Nottinghamshire and a series of action plans identified how this will be achieved. A number of these aspects link into the policies and proposals within the Local Plan. However, it does not, as such, identify specific infrastructure requirements in terms of land or premises.
- 9.11 The level of financial contribution that is normally sought by the ICB is based upon the number of dwellings and a typical density of development, which gives 2.5 people per household. This is for all developments over 25 dwellings. The indicative size of the premises requirements is compliant with Health Building Note (HBN) 11-01 and is calculated based on current typical sizes of new surgery projects factoring in a range of list sizes recognising economies of scale in larger practices. The cost per sq. m has been benchmarked and validated by NHS England

## 10. Utilities - Gas and Electricity

### Electricity

10.1 Electricity is transmitted through:

- National Grid operating a National Transmission Network;
- Local distribution companies then supply electricity at progressively lower voltages to homes and businesses.

10.2 National Grid operates, owns, and maintains the national electricity transmission network in England providing electricity supplies from generating stations to local distribution companies. This transmission system which operates at 400,000 and 275,000 volts (400kV and 275kV) is known as the “national grid” and covers some 4,500 route miles of overhead line, 420 route miles of underground cable and more than 335 substations. The company has a statutory duty to develop and maintain an efficient, coordinated, and economical transmission system of electricity and to facilitate competition in the supply and generation of electricity.

10.3 Separate regional companies own and operate the electricity distribution networks that comprise overhead lines and cables at 132,000 volts and below. It is the role of these local distribution companies to distribute electricity to homes and businesses. National Grid Electricity Distribution (East Midlands) Plc (formerly Western Power Distribution (East Midlands) plc) operate the distribution network in Ashfield.

10.4 National Grid distributes power to 8 million homes and business covering the East and West Midlands, South Wales, and South West England. They are currently developing their business plan for 2023 – 2028 “RIIO-ED2” [National Grid RIIO Business Plan](#). Councils, including Ashfield, have been working with National Grid in terms of proposals from the developing local plan both in terms of development and the changes introduced to mitigate climate change. A series of workshops have been undertaken to facilitate National Grid’s approach to understanding future requirements.

10.5 National Grid has a capital programme for reinforcement which is not attributable to individual developments. However, they may recover costs of reinforcement works required to meet the needs of specific developments. Developers may be required to pay for two main elements: the full costs of local infrastructure for the sole purpose of serving a development site and a proportion of any higher voltage reinforcement required to make the local connection (based on the proportion to be used by the development). Where adequate capacity exists ‘upstream’ reinforcement works may not be necessary. Smaller developments will probably be accommodated without additional cost.

## Gas Transmission

- 10.6 National Transmission System - The high-pressure transmission pipelines transport gas from import terminals to major centres of population and some large industrial users, such as power stations. These pipelines are known as the National Transmission System (NTS). National Grid owns and operates the high-pressure gas transmission system in England, Scotland, and Wales. New gas transmission infrastructure developments (for example pipelines and associated installations) are periodically required to meet increases in regional demand and changes in patterns of supply. Developments to the network occur because of specific connection requests, for example 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 regional demand growth rather than site specific developments. National Grid, Gas Ten Year Statement, 2019 does not identify any planned capital investment schemes for the strategic high pressure gas infrastructure within the East Midlands.
- 10.7 Local Transmission System - The gas distribution network (to homes and businesses) is not part of the National Transmission System. The gas distributor for Ashfield is Cadent Gas (formerly National Grid Gas Distribution Ltd). Cadent Gas's Long-Term Development Plan 20202 [Cadent Long Term Development Plan](#) and The East of England mains replacement heat map highlights that for north Nottinghamshire there are limited works. This implies that no strategic capacity issues are expected within Ashfield
- 10.8 A range of companies can supply gas to homes and businesses. These companies must be licensed by Ofgem (Office of Gas and Electricity Markets)

## 11. Water Supply, Treatment and Quality

### Water Supply

- 11.1 The Environment Agency's Water Resources Strategy Regional Action Plan for the Midlands Region 2009 [Environment Agency Water Resources Strategy Regional Action Plan for the Midlands Region 2009](#) recognises that there will be increasing pressure on water resources over the next 30 years. This reflects an increase in population, changes in lifestyle, climate change, the development of new technologies, and changes in the use of land. These pose significant challenges to the way water resources are managed, and as a result, the way water is valued will become more important.
- 11.2 Ashfield falls entirely within the remit of one Water Company, Severn Trent Water Ltd which has responsibility for providing clean water and sewerage services. Severn Trent Water has advised that the water supply to the Ashfield area comes from 3 main sources: -
- 1) The Derwent Valley (North Derbyshire) - surface water source
  - 2) Ogston Reservoir – surface water source
  - 3) Borehole sites in North Nottinghamshire – ground water source
- 11.3 The water supply into different areas of Ashfield comes from a variety of sources:
- Hucknall and its surrounds – 100% Surface Water, Derwent Valley
  - Kirkby-in-Ashfield and its surrounds – 70% Groundwater sources, 30% Surface Water, Ogston Reservoir
  - Sutton-in-Ashfield and its surrounds – 50% Groundwater Sources, 50% Surface Water, Ogston Reservoir
  - The villages of Selston, Jacksdale and Underwood - 100% Surface Water, Derwent Valley
- 11.4 The Severn Trent Water Resources Management Plan (WRMP), 2019 [Severn Trent Water Resources Management Plan \( WRMP\) 2019](#) sets out how they intend to provide supplies of water to our customers over the next 25 years and beyond. It consists of several elements, including:
- A 25-year demand forecast. This describes how much water customers will need in the future, considering factors such as climate change and population.
  - A 25-year supply forecast. This sets out how much water is available for use now and how this may change in the future. Severn Trent consider the impact of climate change and potential reductions in the volume of water that they are allowed to take from rivers and groundwater.
- 11.5 For the purposes of water resources planning, Severn Trent divide the supply area up into 15 water resources zones. Ashfield is in the Nottinghamshire Zone.
- 11.6 The Environment Agency is responsible for managing water resources in England. They make sure there is:

- enough water for people - public water supply, industry, and agriculture
- a healthy environment.

11.7 The Environment Agency controls how much water is taken with a permitting system. The Environment Agency regulate existing licences and grant new ones. To do this they use:

- the catchment abstraction management strategy (CAMS) process
- abstraction licensing strategies.

11.8 Information on the abstraction licensing strategies for Ashfield are set out in the following:

- Idle & Torne Abstraction Licencing Strategy. This covers parts of Sutton in Ashfield, particularly to the north of the town. It indicated that water is not available for extraction.
- The Lower Trent and Erewash Abstraction Licencing Strategy. This covers the area to the west of Kirkby-in-Ashfield and Hucknall (River Erewash & River Leen). In general terms, the indications are that water is not available in Hucknall Ravenshead South.
- The Don and Rother Abstraction Licencing Strategy. A small area forming part of the catchment to the River Doe Lee to the northeast of the District falls within this area where generally water is available.
- The Derbyshire Derwent Abstraction Licencing Strategy. This covers Huthwaite (Nunn Brook).

11.9 Severn Trent have commented that their Water Resources Management Plan does not envisage any water supply issues in accommodating the planned development growth in Ashfield. However, localised improvements may be required to the distribution system in some areas.

### **Wastewater Treatment and Sewerage**

11.10 Severn Trent Water is responsible for treating wastewater so that the cleaned sewage can be returned into rivers or streams to continue its journey through the water cycle. Wastewater enters the public sewer system and is transported to one of the water treatment plants in the region.

11.11 The Council has worked with Severn Trent on the assessment of sites promoted for development. For most of the development allocations proposed providing surface water is managed sustainably using SuDS the additional foul only flows will have a negligible impact on existing sewer performance. However, where there are pre-existing capacity constraints reinforcement will be required to service some of the sites. These works will be identified fully on application by the developer. Other development areas will be assessed on application and once flow rates and connection points have been confirmed.



11.12 The key aspect from Severn Trent Water Ltd relates to the need for sufficient time to upgrade water supply facilities where necessary. However, capacity improvement construction works would not normally commence until there is more certainty that a development will take place, which is usually when outline planning permission is granted. The time frame for design and eventual construction of capacity improvement work will be dependent upon the prospect of planning permission being granted, development size/phasing and the extent of the anticipated capacity improvements. If capacity improvements are required, it is indicated that this can usually be completed by Severn Trent Water in 18-24 months.

### **Water Quality**

11.13 The Environment Agency is the Competent Authority under the Water Framework Directive (WFD), which means that the EA co-ordinate activity to improve and maintain water quality, quantity, and morphology (channel shape) through river basin management. Ashfield District along with all other public bodies must have regard to River Basin Management Plans (RBMP) and any supplementary plans in exercising their functions.

11.14 The head waters of the Rivers Leen, Maun, Meden, and Erewash rise or run through Ashfield District and each of these watercourses are not yet at good ecological status or potential. Under the Water Framework Directive, the watercourses must achieve Good Ecological and Chemical Status by 2027.

11.15 The implication for planning is that development should not cause a deterioration to water bodies or to their tributaries and where possible should aim to enhance the water bodies ecological status. This reinforces the importance of using SuDS, which reduces the risk of contamination reaching adjacent watercourses.

11.16 The Council will continue to work with Severn Trent Water Ltd, The Environment Agency and neighbouring authorities to maximise opportunities to improve water quality.

## 12. Flooding

- 12.1 Flooding arises where the capacity of natural or man-made drainage systems is exceeded by heavy rainfall or high sea levels. There are various forms of flooding, which potentially could occur in Ashfield including:
- Fluvial (from watercourses)
  - Pluvial (from surface water)
  - Sewer Flooding
  - Groundwater
- 12.2 Flooding may arise from a combination of these sources depending on circumstances. The impacts of flooding vary according to factors such as scale and duration of the flood, the velocity and volume of flood water, the speed at which the flood occurs and the type of flood water. The nature of land use and the population level in the area that is flooded also influence the scale of the impact of flood events.
- 12.3 The Environment Agency sets out an overview of flood risk through catchment flood management plans (CFMPs). These are set out under [Humber River District catchment flood management plan](#). The River Trent Catchment Flood Management Plan gives an overview of the flood risk in the River Trent catchment and sets out our preferred plan for sustainable flood risk management over the next 50 to 100 years. Ashfield falls into two sub-areas within the CFMP, 'Nottingham' and 'Sherwood'. The Environment Agency has identified that:
- One of the policies in the CFMP that specifically can be considered in parts of Ashfield includes, identify opportunities to maximise the use and benefits of sustainable drainage systems (SuDS), particularly in areas where the sandstone geology will support extensive use, and where a strategy for retrofitting SuDS may be developed;
  - Surface water management is important in Ashfield, due to the receiving catchments being recognised as rapid response due to historical urbanisation, for example the River Leen;
  - To put the CFMP into action, the Environment Agency Flood Risk Management produce a Medium-Term Plan on which they manage future flood risk management works. This does not identify any future flood defence infrastructure in Ashfield.
- 12.4 Ashfield is located upstream of the Trent valley with a number of the River Trent's tributaries rising in Ashfield. Consequently, the flood zones from water courses are not as extensive and less of a constraint to development as in other local authority districts. This is reflected in the Ashfield level 1 Strategic Flood Risk Assessment (SFRA), 2023 conclusion that the risk of flooding from watercourse in Ashfield is relatively low, nevertheless flood risk is an issue. A number of properties in the District have flooded in the past with significant consequences for the wellbeing of the occupiers of those properties. Properties in parts of Hucknall are at risk of flooding from the Baker Lane Brook and a number of properties at Jacksdale are at risk from flooding from the River Erewash and the Bagthorpe Brook. Only minor parts of Sutton in Ashfield, Kirkby in Ashfield and Annesley Woodhouse

are identified as being medium to high probability of flooding from watercourses. However, flood risk extends well beyond the District. Additional water from development into the River Leen and its tributary streams has significant implications for flooding downstream in the City of Nottingham. Similarly, additional water into the River Erewash has the potential to flood Pinxton and other areas outside the District of Ashfield. This is reflected in the necessity in Hucknall to keep runoff to Greenfield rates or lower if possible.

- 12.5 The Environment Agency's reservoir flood maps [Environment Agency Reservoir Flood Maps](#) indicates those areas which could be at risk of inundation should a reservoir fail. The Environment Agency's reservoir information relates only to large, raised reservoirs of a capacity of 25,000 cubic metres of water or more and is given for guidance only. Two reservoirs are identified in Ashfield:
- Sutton Lawn Dam, Sutton-in-Ashfield
  - Kings Mill Reservoir, Sutton-in-Ashfield
- 12.6 In addition, there is a potential risk to Hucknall from the Newstead Abbey Upper Lake and Barracks Farm Reservoir which falls within the Borough of Gedling.
- 12.7 Nottinghamshire County Council, as the Lead Local Flood Authority is a consultee for surface water flooding, as the government identified that they have the appropriate technical knowledge and expertise to assess surface water drainage proposals including sustainable drainage.
- 12.8 Site assessment has taken account of Flood Zones identified in the Environment Agency's Flood Maps for Planning. Sites have not been taken forward where a risk of flooding has been identified (Flood Zones 2 and 3). It also considered surface water flooding identified by the Environment Agencies Flood Maps.

### **13. Telecommunications**

- 13.1 Telecommunications covers a wide area including telephones with land lines, fibre optic broadband, Mobile G2, Mobile G3, Mobile G4, G5, Digital television and digital radio.
- 13.2 The provision of high-speed broadband services is important to support the growth of knowledge-based economies and has an increasing role in enabling sustainable home working patterns and supporting residents to be part of digital community with easy access to online information and services. It also helps towards alleviating digital poverty.
- 13.3 IT and telecommunications such as broadband can be provided by different companies. The infrastructure in Ashfield is provided by Open Reach (BT) and Virgin Media.
- 13.4 Open Reach (part of the BT Group) operates the local loop in most of the UK. The local loop network (including ducts, poles, cables, and exchange buildings) is used to deliver both the Public Switched Telephone Service (PSTN) and broadband services (and other data services).
- 13.5 Virgin Media is the largest operator of HFC networks. HFC networks are used to deliver television and broadband services. Essentially, Virgin Media owns and operates its own fibre optic cable network. This network consists of fibre optic cables to the cabinet, with the final link to the home provided by coaxial cable.
- 13.6 The strategic BT network comprises a series of telephone exchanges, with a network of cables providing services to residential and commercial properties. There are three telephone exchanges within the District, Sutton-in-Ashfield, Kirkby-in-Ashfield and Hucknall. The exchanges are SDSL enabled (symmetric digital subscriber line), therefore, as a whole, broadband speeds within the District are likely to be responsive. Table 7 sets out the position on the availability of Fibre to the Cabinet Broadband in Ashfield.
- 13.7 It is understood from BT Openreach that there are unlikely to be any limitations to broad band and telephone services for new developments and that the company is currently obliged to service new developments. Openreach will provide the infrastructure to any new residential or commercial development on an as and when needed basis, but only when full planning permission has been granted.

<b>Exchange</b>	<b>Form</b>	<b>Available</b>
Kirkby in Ashfield	Fibre to the Cabinet	Current
Sutton in Ashfield	Fibre to the Cabinet	Current
Hucknall	Fibre to the Cabinet	Current
Leabrooks	Fibre to the Cabinet	Current
Pinxton	Fibre to the Cabinet	Current
Langley Mill	Fibre to the Cabinet	Current

**Table 7: Availability of Superfast Broadband in Ashfield**

Source: BT Open reach website October 2016

## 14. Green and Blue Infrastructure

- 14.1 Green and blue Infrastructure planning involves the creation of strategically planned networks that link existing and proposed green spaces together and with the communities around them. The NPPF 2023 Annex 2 defines Green Infrastructure as “A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity”. Through the maintenance, enhancement and extension of these networks multi-functional benefits can be realised for local communities, businesses, visitors, and the environment. It provides opportunity to plan for a healthier environment and communities alongside other infrastructure. It also seeks to ensure the delivery, protection, enhancement, and creation of recreational and environmental resources, e.g., green corridors, landscape features and habitat networks
- 14.2 Any future development within Ashfield should aim for net social, environmental and economic gains, with no net loss to biodiversity. Strategic Green Infrastructure is identified in the evidence base to the Local Plan and the Greater Nottingham Aligned Core Strategies. The Ashfield District Council Green and Blue Infrastructure & Biodiversity Strategy 2022-2032 identifies:
- Strategic corridors which connect key Green Infrastructure resources and/or run between settlements and across district boundaries.
  - Local corridors connect small green space and/or link neighbourhoods to the strategic network.
- 14.3 Additional work has been undertaken through The Nottinghamshire Biodiversity Opportunity Mapping Projects for Ashfield 2016: [Ashfield Biodiversity Opportunity Mapping](#). This provides a better understanding of the distribution of biodiversity and identifies the habitat networks and opportunities for enhancement.
- 14.4 Spaces and places in Ashfield are categorised in the Ashfield District Public Open Space Strategy 2016: [Ashfield Public Open Space Strategy](#). These include:
- **Parks and green spaces** - There are nearly a hundred parks and green spaces within Ashfield, providing a range of facilities for residents to enjoy. To assist in setting the strategic direction across the range of spaces, Ashfield’s parks and green spaces are grouped in 2 categories:
    - Neighbourhood parks and green spaces - these smaller parks provide a focal point for the immediate community and may include one or a combination of some of the following; a play area, sports facilities, grassed areas. Examples include: Nabbs Lane Park, Morven Park, Green Well Park, and Huthwaite Welfare Park

- Destination parks - sites that provide a wider range of facilities and visitor attractions including events, examples include Titchfield Park, Hucknall, Sutton Lawn, Brierley Forest Park, and Kingsway Park.

14.5 As well as Ashfield District Council several areas are in the County Council's ownership/control such as Dobb Park, Hucknall and Rookery Park, Sutton which tend to be larger often restored sites, managed as country parks. There are two Parish Councils within the district; Annesley & Felley and Selston, which own most green spaces within their areas.

- **Play and young people's areas** - There are currently 49 play areas and 14 young people's areas across the district. Thirteen of the play areas are within sites owned by Selston Parish Council, one within a site owned by Annesley Parish Council.
- **Sports facilities on green spaces** - There are a number of sports facilities within green spaces, with 36 sites across the district (not including school grounds). Most of these sites provide adult and/or junior football pitches and changing rooms. There are also eight cricket pitches, 13 bowling greens and 13 tennis courts, some of which are marked out for netball.
- **Allotments** - Ashfield District Council and the parish councils provide 23 allotment sites with approximately 904 plots, 87% are used as allotments. There are 12 private allotments sites, providing approximately 544 plots, 83% are used as allotments.
- **Cemeteries** - There are 6 cemeteries and 7 closed churchyards in Ashfield. The district council maintains the sites and all buildings and infrastructure (except churches).
- **Green links** - Green links are referred to in this strategy but are covered fully in the Green Infrastructure and Biodiversity Technical Paper. The technical paper identifies strategic green.

14.6 There are a number of protected sites in the District these include:

- Sites of Special Scientific Interest (SSSI), these are of national importance and provide legal protection for the rarest habitats and species. There are nine designated SSSI sites in Ashfield.
- Ancient Woodland Sites which are of national importance, including Ancient Semi-Natural Woodlands (ASNW) and Plantations on Ancient Woodland Sites (Paws).
- Local Nature Reserves.
- Local Wildlife Sites formerly known as Sites of importance for Nature Conservation (SINC sites) which are locally important sites.

14.7 These protected sites are identified in the Ashfield draft Local Plan and on the Policies Map. Although not protected in itself, Ashfield is within the Greenwood Community Forest, which covers 161 square miles of Nottinghamshire, from Mansfield in the north to Nottingham in the south. The Greenwood is one of twelve

Community Forests established in the early 1990s to demonstrate the contribution of environmental improvement to economic and social regeneration.



**Map 5: Green infrastructure in Ashfield**

Source: Ashfield District Council

- 14.8 There are a number of strategic and local footpath routes which provide good cycling and walking opportunities for the local population. The provision of a comprehensive footpath network is limited by gaps in the network and by barriers to movement, such as major 'A' roads, other fast roads, and river corridors. Overcoming these barriers and bridging gaps in the network is a priority. The Nottinghamshire Rights of Way Improvement Plan [Nottinghamshire Rights of Way](#)



[Improvement Plan](#) prepared by Nottinghamshire County Council, identifies where significant improvements are required in order to make footpaths attractive to users. The Ashfield Green & Blue Infrastructure and Biodiversity Strategy 2022 - 2032 also provides additional information on “Accessibility and Sustainable Transport “.

14.9 Ashfield District is split into three Regional Landscape Character Areas, defined below, which are subdivided into Landscape Character Type. These types are described in more detail in the Landscape Character Assessment for Greater Nottingham and Ashfield (2009) [Landscape Character Assessment Ashfield](#) It sets out the character, landscape analysis and actions, which will be taken into account when considering planning applications.

Landscape Character Area	Policy Zones
Magnesian Limestone Ridge	<ul style="list-style-type: none"> <li>• MLO 16 Nuthall Wooded Farmland;</li> <li>• MLO17 Linby Wooded Farmland;</li> <li>• MLO18 River Leen Corridor;</li> <li>• MLO19 Kirkby Quarry, Portland Park, and Rise Hill;</li> <li>• MLO20 Kirkby Plateau;</li> <li>• MLO21 Brierley Forest Park;</li> <li>• MLO22 Sutton Plateau;</li> <li>• MLO23 Skegby Upland Plateau.</li> </ul>
Nottinghamshire Coalfields	<ul style="list-style-type: none"> <li>• NC01 Erewash River Corridor</li> <li>• NC03 Selston &amp; Eastwood Urban Fringe Farmland;</li> <li>• NC04 Moorgreen Rolling Woodland;</li> <li>• NC05 Kirkby Coalfield Farmlands/Kirkby Vales;</li> <li>• NC06 Fulwood Restored Works;</li> <li>• NC07 Stanley &amp; Silverhill;</li> <li>• NC08 River Meden Valley.</li> </ul>
Sherwood	<ul style="list-style-type: none"> <li>• SH05 Newstead Wooded Estatelands (SPZ 05);</li> <li>• SH11 Lindhurst Wooded Farmlands (SPZ 11);</li> <li>• SH16 Annesley Wooded Estatelands (SPZ 16);</li> <li>• SH45 Kirkby Forest Wooded Farmlands (SPZ 45);</li> <li>• SH47 Coxmoor Wooded Farmlands (SPZ47)</li> <li>• SH52 Watnall Coppice Wooded Estatelands (SPZ 52)</li> </ul>

**Table 8: Landscape Character Area**

Source: Greater Nottingham Landscape Character Assessment 2009

14.10 An increase in the number of dwellings with limited spaces in the urban area means that some urban extensions will be required, and additional pressure will be imposed on green infrastructure. Green infrastructure will need to be an integral part of this planned development to help to achieve sustainable growth in these areas. Enhancements and costs associated with green infrastructure will need to be developed on a case-by-case basis as developer proposals emerge and many schemes are likely to be provided on site as part of the overall offer of the development.

## Ashfield Standards (Source: Public Open Space Strategy 2016 – 2026)

14.11 The Ashfield Public Open Space Strategy 2016-2026 examines standards for open spaces based on the quantity of sites which is closely linked to accessibility; and at the quality using the recognised national standard for quality green space, the Green Flag Award. A standard catchment area is not provided for sports facilities. User surveys found that participants generally travelled to facilities using vehicular transport and catchment areas were therefore less important. The objective is to concentrate sports facilities on a smaller number of sites in order to provide better quality facilities. This approach is advocated by Sport England which favours multi use site funding applications.

14.12 The Catchments Areas are reflected in the site assessment methodology.

<b>GREEN SPACE</b>
<b>Catchment areas</b>
No person should live more than: <ul style="list-style-type: none"> <li>• 480 metres (6-minute walk) from their nearest neighbourhood park/ green space</li> <li>• 1000m (12- 13-minute walk) from their nearest destination park/ green space</li> <li>• 480m from their nearest area of natural green space</li> </ul>
<b>Quantity</b>
<ul style="list-style-type: none"> <li>• Development sites: 10% of the developable area to be designated for open space on sites of 2 hectares and above (if the site is not within the catchment area of an existing appropriate park or green space)</li> <li>• New green space needs to be a minimum of 2000m<sup>2</sup> and contain the following features: surfaced paths, trees, bulbs, litter bins, seating, cycle racks and entrance signage. If drainage features are incorporated into the green space these will be additional to the 2000m<sup>2</sup></li> </ul>
<b>Destination green space definition</b>
Provides a destination standard play area and young people's area, as well as the requirements stated above in 'quantity'
<b>Neighbourhood green space definition</b>
Provides a neighbourhood standard play area and young people's area and contains the following features: surfaced paths, trees, litter bins, seating, and entrance signage.
<b>PLAY AND YOUNG PEOPLE'S AREAS</b>
<b>Catchment areas</b>
<b>No child should live more than:</b> <ul style="list-style-type: none"> <li>• 480m from their nearest neighbourhood play area.</li> <li>• 1000m from their nearest destination play area.</li> </ul> <b>No young person should live more than:</b> <ul style="list-style-type: none"> <li>• 700m from their nearest neighbourhood young people's area</li> <li>• 1000m from their nearest destination young people's area</li> </ul>
<b>Quantity</b>
<b>Neighbourhood play area:</b> <ul style="list-style-type: none"> <li>• 6-11 different pieces of equipment</li> <li>• 2 seats and a litter bin</li> </ul>

- Under 5's area with fencing and 2no. self-closing gates, to be a minimum of 320m<sup>2</sup>.
- Equipment for over 5's provided in safer surfacing adjacent to the fenced area, including at least 4 dynamic/ challenging pieces of equipment for over 12 years.

**Neighbourhood Young People's area:**

- Grass kick about area with five a side goalpost, minimum area 42 x 33m

**plus, one of the following with a minimum dimension equivalent to 40 x 20 m:**

- Concrete ramp skate/BMX/scooter park- with a minimum of 3 ramps
- Multi-use games area
- Bike dirt track
- Outdoor gym equipment

**Destination play area:**

- At least 12 different pieces of equipment
- 3 Seats, picnic benches and 2 litter bins
- Under 5's area with fencing and 2no. self-closing gates, to be a minimum of 320m<sup>2</sup>.
- Equipment for over 5's provided in safer surfacing adjacent to the fenced area, including at least 6 dynamic/ challenging pieces of equipment for over 12 years

**Destination Young People's area:**

- Grass kick about area with nine a side goalpost, minimum area 79m x 51.2m

**plus, two of the following with a minimum overall dimension equivalent to 40 x 40 m:**

- Concrete ramp skate/BMX/scooter park- with a minimum of 6 ramps
- Multi-use games area
- Bike dirt track
- Outdoor gym equipment

14.13 An assessment of the catchment areas for green space was undertaken to establish where there are gaps in provision. No oversupply of green space was identified in the District. A number of areas were identified where there was a deficiency in green space provision.

	<b>Green Space under provision</b>	<b>Opportunities to address gap in provision</b>
<b>HUCKNALL</b>	Watnall Road, south west edge of Hucknall	Within catchment area of new green space to be provided at Rolls Royce development site
	West Hucknall- Hazelwood Drive area –park/ recreation ground	Edge of settlement, houses in area have fairly large gardens and are in the vicinity of Common Farm (natural green space)
<b>KIRKBY</b>	<b>No under provision identified</b>	
<b>RURAL</b>	East Selston	Edge of settlement
<b>SUTTON</b>	Fackley Village –park/ recreation ground	Close to Silverhill Country Park
	Beck Lane/ Penniment Lane area-northeast of Sutton (approx. 30 houses)	New park/ recreation ground to be provided as part of housing site SKA3h to the southwest
	Fulwood- Cuttings Avenue, Rookery Lane, and Alfreton Road	Would be within the catchment area for Ashfield Park if the site was upgraded to a destination site. Potential for green space provision to the north through housing sites SKA3g, SKA3ac and SKA3l

14.14 Allotment standards - The National Allotment Society suggests a national standard of 20 standard plots per 1,000 households (1 plot per 50 households, equivalent to 20 plots per 2,200 people (based on 2.2 people per house) or 1 plot per 110 people). In 2016 provision in Hucknall, Kirkby and the Rural area was within the standard, however in Sutton the standard was not being met where the households per plot ratio was 1:62. The population of the district is due to increase by approximately 13,000 people (approximately 5,909 households) by 2032 with a significant proportion in Sutton. Based on the current usage of allotment plots, the District will have a total undersupply of 50 plots by 2032, and a district wide household to plot ratio of 1 plot per 52 households. The District undersupply and standard can be met if the 128 plots in public ownership are brought back into use, reducing the household to plot ratio to 1 plot per 47 households. Whilst the overall district wide undersupply could be met there will remain a deficit of 136 plots within the Sutton area. This undersupply could be addressed through housing developments in Sutton where additional plots could be provided, where appropriate.

14.15 The Strategy includes an Action Plan in relation to a series of priorities over varying timescale up to 2025.

14.16 The Ashfield Playing Pitch Strategy relates to a period from 2023-2027. [Ashfield Playing Pitch Strategy](#)



## 15. Leisure and Cultural Services

### Library Services

- 15.1 Public library services are funded and either run or commissioned by local government. Library authorities (unitary, county, or metropolitan borough councils) have a statutory duty under the Public Libraries and Museums Act 1964 'to provide a comprehensive and efficient library service for all persons' for all those who live, work or study in the area.
- 15.2 The library service is managed by Inspire; a cultural organisation launched by Nottinghamshire County Council [Inspire](#). It is a Community Benefit Society which is part of an innovative strategy led by the County Council to manage some of its libraries, archives, and cultural services. All libraries (excluding mobile) within the District provide books for loan by children and adults, computers including free internet and e-mail, CD ROMS, and a range of other information services
- 15.3 Nottinghamshire County Council Planning Obligations Strategy, January 2021 [Nottinghamshire County Council Planning Obligations Strategy](#) includes the anticipated developer contributions toward libraries with developments of over 50 dwellings potentially triggering a requirement for contributions.

### Culture, Leisure, and Community

- 15.4 'Culture' has a vital role to play in the regeneration and re-building of local communities, given the wide range of activities and opportunities embraced by the term culture. The Council sees cultural activities as a catalyst for the transformation process within the District, given the important role they play in contributing to the overall quality of life, and the health (physical, mental, social, and emotional) of local communities.
- 15.5 Ashfield District Council runs a wide range of leisure and community services/programmes/activities across the District. In addition, there are also some commercially provided facilities such as health and fitness centres, bingo, snooker, and sports provision.
- 15.6 The Council's focus is to ensure equality of access to all cultural opportunities in the District, working with a wide range of partners, to deliver these benefits within the local communities.
- **Community Empowerment:** provides support for local people to become more involved in community life, enabling them to take part in consultations and local decision making and take action, for example through participation in community/voluntary groups and through volunteering opportunities. The provision of facilities, events, and activities supports and empowers groups and individuals to deliver quality of life improvements through their own actions, contributing to civic pride.

- **Tourism and Heritage:** to enhance the attractiveness of the District as a destination for visitors and tourism with credible visitor attractions; to research, preserve and interpret the cultural and industrial heritage.
- **Arts:** to increase opportunities for local people to participate in a wide variety of arts experiences. Arts play a vital role in regenerating communities by combating exclusion and raising aspirations.

## Leisure Facilities

15.7 Ashfield District Council provides a comprehensive range of leisure facilities. [Ashfield District Council leisure facilities](#)

There are leisure centres at Festival Hall Leisure Centre (Kirkby), Hucknall Leisure Centre, Lammas Leisure Centre (Sutton) and Selston Leisure Centre. A new leisure centre has been constructed, which has replaced the aging Festival Hall Leisure Centre and the swimming pool at Hucknall has been improved and extended.

Facility	Location	Summary Provision
Lammas Leisure Centre	Sutton in Ashfield	Fitness suite; Group exercise studios; Competition main pool and teaching pool; Spin studio; 2 Squash courts 4 Court sports hall; Crèche; 6 lane Indoor Bowls Hall; 32 x 18m Ice rink; Café.
Festival Hall Leisure Centre	Kirkby-in-Ashfield	Group exercise studio; Spin Studio; 2 x Fitness suite; Fully equipped meeting room; Function bar; Sports hall; Squash court; Crèche
Selston Leisure Centre	Selston	Outdoor football pitch; Fitness suite; Group exercise studio; 4 Court sports hall.
Hucknall Leisure Centre	Hucknall	2 x Fitness suites; Swimming pool with moveable floor; Group exercise studio; Spin studio; 2 squash courts; 4 court sports halls; Crèche; Café; Meeting room.

## Community Centres

- 15.8 Community facilities including community centres, places of worship, and meeting places play an important role providing focus for cultural, leisure and community activities at a local level. Community halls are multipurpose buildings which provide space and facilities for a wide range of community activities including sports and recreation, arts and educational activities and libraries. They are important in providing facilities in rural communities.
- 15.9 Ashfield District Council operate community centres and meeting rooms, which are available for hire, However, a significant number of community centres and meeting

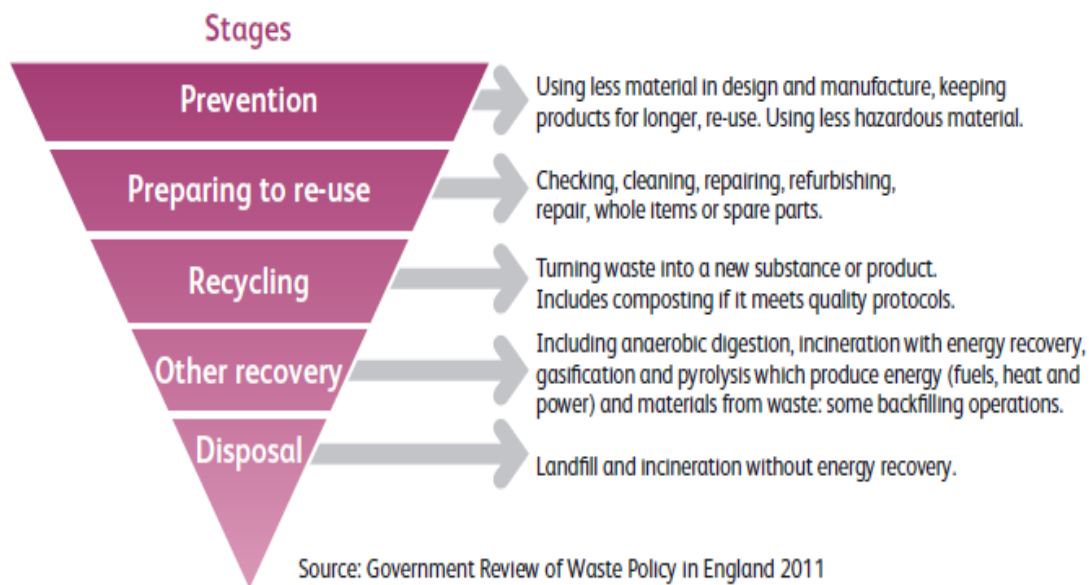
spaces are run within the urban areas by churches, miners' welfares, churches, community groups or charities. Commercial interests may also provide meeting space, such as pubs and nightclubs. The villages in Ashfield will have at least one village or community hall run either by the local community, Selston Parish Council or Annesley and Felley Parish Council. These facilities can typically be booked for meetings or recreational activities.

- 15.10 It is difficult to draw conclusions as to the overall capacity of community facilities due to a lack of information on the total available space and the level of demand for such space. Therefore, no phasing or dependencies have been identified, in relation to cultural and leisure facilities.
- 15.11 Support will be given to a range of facilities and amenities as the plan period progresses to support the delivery of arts and culture, and other recreational activity.



## 16. Waste Management

- 16.1 The National Planning Policy for Waste (2014) [National Planning Policy for waste](#) highlights the requirement for Local Authorities to identify sufficient opportunities to meet the identified needs of their area for the management of waste streams. The Local Authority should drive waste management up the waste hierarchy (below), recognising the need for a mix of types and scale of facilities, and that adequate provision must be made for waste disposal. There is a requirement for Ashfield to work collaboratively in groups with other waste planning authorities, and in two-tier areas with district authorities, through the statutory duty to cooperate, to provide a suitable network of facilities to deliver sustainable waste management.



- 16.2 Waste is generated from many sources including local authority collected waste (waste from households, trade premises, litter and street sweepings collected by Waste Collection Authorities), Municipal Waste (waste similar in nature to local authority collected waste) industrial/commercial activities, and construction/demolition waste. Nottinghamshire County Council's as the Waste Disposal Authority is responsible for the disposal of the local authority collected waste. Ashfield District Council along with other district/borough councils is responsible for the collection of waste from households and from some commercial/retail premises. However, commercial, and other forms of waste will be largely collected by the private sector.
- 16.3 The District Council has separate collections for some recyclable items and operates recycling sites at various points throughout the District, collecting glass, paper, cans, and shoes. The County Council's waste management contract includes existing waste transfer and Household Waste Recycling Centres (HWRC) with sites in Ashfield being located at:
- Sidings Road, Lowmoor Road Industrial Estates, Kirkby-in-Ashfield;
  - Wigwam Lane, Baker Brook Industrial Estates, Hucknall.

- 16.4 How waste is managed is currently set out in the Nottingham and Nottinghamshire Replacement Waste Local Plan Part 1: Core Strategy [Nottingham and Nottinghamshire Replacement Waste Local Plan Part 1: Core Strategy](#). The Core Strategy was adopted in December 2013. The main issues arising from the Core Strategy's growth proposals relate to the sustainable management of waste in terms of:
- reducing the generation of waste;
  - increasing the re-use and recycling of materials;
  - securing sustainable energy from waste where appropriate;
  - minimising waste destined for landfill and ensuring that disposal is the last resort once all other options have been exhausted;
  - ensuring sufficient capacity and sites for future waste management needs; and,
  - balancing the impacts of waste management on the environment, wildlife, landscape, heritage, residential amenity, and quality of life.
- 16.5 The Waste Core Strategy aims to promote a pattern of appropriately sized waste facilities in the areas where they are most needed – i.e., the main urban areas where most waste is produced. Main urban concentration will be focused on the Ashfield towns of Sutton-in-Ashfield, Kirkby-in-Ashfield and Hucknall. Functionally these main urban areas are closely linked, and the availability and concentration of suitable employment land and transport links make these the most appropriate locations for the development of major waste infrastructure. However, there may also be a need for other, small, or medium sized, facilities within these areas.

## 17. Conclusion

- 17.1 The information contained within this IDP should be viewed as indicative. Some pieces of Infrastructure cannot be specifically costed at present. The IDP is living document and will be regularly updated to reflect changing circumstances.
- 17.2 Infrastructure requirements will be funded by a variety of different mechanisms which will vary over the plan period.
- 17.3 To support the delivery of growth proposed within the Local Plan, the Council will continue to work collaboratively with infrastructure partners and developers to ensure the timely delivery of infrastructure alongside new development.

## **Appendix - Ashfield District Council – Infrastructure Delivery Plan Schedule (October 2024)**

The Infrastructure Schedule summarises the infrastructure needs and prioritises each identified infrastructure project as High, Medium and Low. This will distinguish those projects critical to enabling development and mitigating infrastructure compared to those that are important to deliver good place making Principles.

It identifies as far as possible the timescales, costs, and lead agency responsible for delivery of infrastructure and potential funding sources.

Information in the schedule is focused on specific projects identified by infrastructure providers and where possible delivery information is displayed in 5-year tranches. It also reflects the Local Plan Regulation 19 Pre-Submission Draft document in identifying infrastructure in relation to the Area Based Policies of:

1. Sutton-in-Ashfield and Kirkby-in-Ashfield,
2. Hucknall,
3. Selston, Jacksdale and Underwood.
4. District-wide contributions

Some items of infrastructure within the Schedule may overlap, as infrastructure projects can span multiple policy areas or physical areas.

This schedule will remain 'live' and be reviewed on a regular basis to keep the information up to date so as to help coordinate infrastructure provision by different organisations.

Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Comments/ delivery notes
									0-5	5-10	10-15	
<b>SUTTON IN ASHFIELD / KIRKBY IN-ASHFIELD</b>												
Transport	A38 Proposed Kings Mill Rd East/ Sutton Rd	Add additional lanes to help turning movements	High	£5m - £7.5m		DfT/ East Midlands Combined County Authority (EMCCA) (85%)  S106 Developer Contributions (15%)	Notts County Council (NCC) / Developers	Ashfield District Council (ADC)  EMCCA	✓			Aecom A611 Feasibility Study and A38 improvements, 2016 & 2018.  Systra ADC 2023 Study. Junction 37
Transport	A38 Proposed Kings Mill Rd East/ Station Rd	Add additional lane heading west bound	High	£3m - £5m		DfT/EMCCA (85%)  S106 Developer Contributions (15%)	NCC / Developers	ADC EMCCA	✓			Aecom A611 Feasibility Study and A38 improvements, 2016 & 2018  Systra ADC 2023 Study. Junction 38
Transport	A38 Proposed Sutton Rd/ Sheepbridge Lane	Add left turn from Sutton Rd to Sheepbridge Lane	High	£0.5m - £1m		EMCCA (85%)  S106 Developer Contributions (15%)	NCC / Developers	ADC EMCCA	✓			Feasibility Study and A38 improvements, 2016 & 2018  Systra ADC 2023 Study. Junction 39
Transport	Forest Rd/ School Hill junction	Add additional north bound lane	High	£1.1m - £1.7m		S278S106/Developer Contributions (100%)	NCC / Developers	ADC	✓			A611 Feasibility Study  Systra ADC 2023 Study. Junction 42

Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Comments/ delivery notes
									0-5	5-10	10-15	
Transport	A611/ Midfield Rd junction	Provide space for right turning vehicles	High	£1.6m - £2.4m		DFT/EMCCA (85%) S106 Developer Contributions (15%)	NCC / Developers	ADC	✓	✓		AECOM A611 Feasibility Study  Systra ADC 2023 Study. Junction 43
Transport	A611/ B6020 Diamond Ave	Add in proposed signalized gyratory	Medium	£3.4m - £5m		S278/ S106/ Developer Contributions (100%)	NCC / Developers	ADC	✓	✓		AECOM A611 Feasibility Study  Systra ADC 2023 Study. Junction 44
Transport	A611/ B6139 Coxmoor Rd	Add additional lanes to help turning movements	High	£2.5m - £3.7m		S278/S106/ Developer Contributions (100%)	NCC / Developers	ADC	✓			AECOM A611 Feasibility Study  Systra ADC 2023 Study. Junction 45
Transport	A611/ Cauldwell Rd	Add additional NB lane to allow merging	High	£1.2m - £1.9m		S278S106/ Developer Contributions (100%)	NCC / Developers	ADC	✓			A611 Feasibility Study  Systra ADC 2023 Study. Junction 46
Transport	Nottingham Rd/ Annesley Lane	Congested on Annesley Lane, due to the additional demand.  Extension to the flare within current carriageway is required.	Medium	£100,000		S278/S106 Developer Contributions (100%)	NCC / Developers	ADC	✓			Identified in Strategic transport Assessment, Systra, 2023  Systra ADC 2023 Study. Junction 3

Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Comments/ delivery notes
									0-5	5-10	10-15	
Transport	B6018 (Pinxton Road) / Laburnum Avenue junction	Congestion on Laburnum Avenue. Traffic management to prevent 'rat running'	Medium	£250,000		S106 Developer contributions (100%)	NCC / Developers	ADC	✓			Identified in Strategic transport Assessment, Systra, 2023 Junction 7
Transport	Abbott / Brick Kiln Lane	Increased congestion for right turn traffic out of minor arm. Right turn flare lane required.	Medium	£50,000		S106 Developer contributions (100%)	NCC / Developers	ADC	✓			Identified in Strategic transport Assessment, Systra, 2023 Junction 14
Transport	M1 Junction 28 Heavily congested	An outline scheme has been designed. Implementation is, however, subject to the availability of funding.	High	£750,000		DfT (85%) S278/S106 Developer Contributions (15%)	National Highways	NCC / ADC / Developers	✓			Programmed by National Highways Systra ADC 2023 study Junction 36
Primary Education.	Expansion of existing Primary Schools in Sutton	Based on the proposed sites in the Regulation 19 Draft Local Plan a requirement towards one and half form of entry (315 places) (would be required).  The cost of delivering these additional places should be shared between local plan sites within the Sutton area.	High	£6.4 m.	£5.22m (S106)	S106 developer contributions (100%)	NCC	ADC	✓	✓		Source Notts County Council education places strategy.

Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Comments/ delivery notes
									0-5	5-10	10-15	
Primary Education	Expansion of existing primary school in Huthwaite	Based on the proposed sites in the Regulation 19 Draft Local Plan a requirement up to a half form entry (105 places) will be required in the Huthwaite school planning area.  Financial contributions will be sought from site allocations mainly: H1Sj; H1Sk; H1St and H1Sag for an increase in school places.	High	£2.1m	£0.03m (S106)	S106 developer contributions (100%)	NCC	ADC	✓	✓		Source: Notts County Council education places strategy
Secondary Education.	Sutton / Kirkby area	Based on the proposed sites in the Regulation 19 Draft Local Plan a requirement of 3 form entry (450 places) will be required in the Sutton-Kirkby area.  Developer contributions will be required from all the proposed residential allocations @ £27,518 per place.	High	£12.4m	£0.65m (S106)	S106 developer contributions (100%)	NCC	ADC.	✓	✓	✓	Source Notts County Council.
Healthcare, GP surgeries	All sites	Specific projects and timescales for new infrastructure project have not yet identified.  Standard NHS floor space requirements for primary health care facilities generate the amount of clinical space required per dwelling. Standard NHS costs generate a cost per dwelling based on the future expansion of the population. £610 per dwelling + £69 per dwelling for acute.	High	Non-specific contribution towards increasing primary healthcare capacity in the area.  (Estimate £2.5m)	£789,234 S106	S106 100%	Nottingham & Nottinghamshire Integrated Care Board (NNICB/ Developer	ADC.	✓	✓		Nottingham & Nottinghamshire Integrated Care Board assessment

Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Comments/ delivery notes	
									0-5	5-10	10-15		
Regeneration	Sutton Town Centre and Stanton Hill High Street	Provision of business realm Improvements / Towns Fund / Future High Streets programme <a href="#">Towns Fund Investment Plan 2021_2030</a>	High	£40,800,00	£40,800,00 MHCLG	MHCLG 100%	ADC			✓			
Libraries	Sutton / Kirkby	Provision of additional library stock. New Stock per Dwelling (£35 per dwelling (based on 2.3 occupants per dwelling))	Low	£115,000	£24,659 (S106)	S106 (100%)	NCC			✓	✓	✓	Estimated and secured funds are a combined total for Sutton and Kirkby libraries.
Electricity		Significant development likely to require upgrades to transformers.	High	N/A		Developer funded	Western Power Distribution			✓	✓		Delivered as part of the development
Public Open Space	Taylor Crescent Recreation Ground Sutton	Open space improvements	Low	£35,000	£10,000 [S106]	S106 [100%]	ADC				✓		
Public Open Space Green/ Infrastructure	Rookery Park, Sutton	Improved infrastructure and entrances	Medium	£61,000	£61,000 [S106]	S106 [100%]	NCC			✓			
Public Open Space	John Whetton Park	Create Bike track / trail	Low	£15,000	£9,000 [S106]	S106 [100%]	ADC			✓			
Public Open Space	Huthwaite Welfare Park	Improvement works - Tennis courts, MUGA, exercise equipment, CCTV, general access improvements.	Low	£260,000	£260,000 [S106]	S106 [100%]	ADC			✓			
Public Open Space	Sutton Lawn Outdoor Gym area	Management Plan Delivery	Medium	£43,000	£43,000 [S106]	S106 [100%]	ADC			✓			



Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Comments/ delivery notes
									0-5	5-10	10-15	
Public Open Space	Twitchell Recreation Grounds.	Provision and maintenance of play and young people's facilities	High	£330,000	£24,000 [ S106]	S106 8%, Football Foundation application 92%	ADC		✓			
Public Open Space	Stamper Recreation Ground	Improvements towards Multi Use Games area	Medium	£330,000	£85,000 [ S106]	S106 26%, Football Foundation application 74%	ADC		✓			
Public Open Space	Healdswood Recreation Ground	BMX Scooter track and site improvements	Medium	£108,500	£108,500 [ S106]	S106 100%	ADC		✓			
Waste	TBC	Waste recycling facility	Medium	£5.0m	£18,603 [S106]	S106 (10%) / other funding sources such as NCC (90%)	NCC			✓		Estimated and secured funds are a combined total for Sutton and Kirkby waste management facilities
Regeneration	Kirkby Town Centre	Provision of Towns Fund programme <a href="#">Towns Fund Investment Plan 2031_2030</a>	High	£31,300,00	£31,300,00 [MHCLG Towns Fund]	MHCLG Towns Fund (100%)	ADC		✓			
Public Open Space	Kingsway Park	Management Plan	Medium	£162,000	£162,000 [S106]	S106 (100%)	ADC		✓	✓	✓	
Public Open Space Green/ Infrastructure	Forest Road Nature Area	Improvements to cycle network as part of Towns Fund programme	Medium	£5,000	£5,000 [S106]	S106 (100%)	ADC		✓			
Public Open Space	Annesley Public Open Space	Public Open Spaces across Annesley	Medium	£106,000	£106,000 [S106]	S106 (100%)	ADC		✓			

Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Comments/ delivery notes
									0-5	5-10	10-15	
Public Open Space	Morvern Park	Provision and maintenance of play and young people's facilities	High	£330,000	£83,250 [S106]	S106 (25%) Football foundation grant application (75%)	ADC		✓			

HUCKNALL												
Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Comments/ delivery notes
									0-5	5-10	10 - 15	
Transport	A611/ Annesley Rd Roundabout	Add additional lanes	High	£1.9m - £2.8m		S278 / S106 Developer (100%)	NCC / Developers	NCC, ADC,	✓			A611 Feasibility Study Systra ADC study 2023 Junction 40
Transport	A611/ Annesley Cutting	Add additional north bound lane	High	£5.5m - £8m		S278/S106 Developer (100%)	NCC / Developers	NCC, Ashfield DC,	✓			A611 Feasibility Study Systra ADC study 2023 Junction 41
Transport	A6002 Hucknall Lane / A611 Moor Bridge roundabout	<p>Increased demand on approach to the Hucknall Lane roundabout from the North leads to congestion at the northern arm of the roundabout.</p> <p>Segregated left-hand lane turning from Hucknall Lane north to Moor Bridge.</p> <p>Nottingham City Council introducing traffic signals and new bus lanes at this junction, with works starting in Autumn 2024.</p>	High	£350,000	£350,000	Nottingham City Council (100%)	Nottingham City Council	NCC	✓			Identified in Strategic transport Assessment, Systra, 2023. Systra ADC study 2023 Junction 1

Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Comments/ delivery notes
									0-5	5-10	10 - 15	
Transport	M1 junction 27	Significant constraint on the network leading to 'rat running' on minor routes.  Additional dedicated left turn lane on all approaches with the exception of the M1 southbound Slip on.	High	£450,000		S106/ Developer. (15%)  DfT (85%)	National Highways	NCC, ADC, Developers	✓	✓		Identified in Strategic transport Assessment, Systra, 2023  Systra ADC study 2023  Junction 6
Transport	A38 / Alfreton Rd / Pinxton Lane	General congestion due to inefficient lane usage.  Change lanes markings to encourage greater lane usage.	High	£50,000		S106 Developer contributions (100%)	NCC	ADC	✓			Identified in Strategic transport Assessment, Systra, 2023  Junction 23
Transport	A609 Nottingham Rd/ Thurman St	Thurman St is heavily congested.  Signalise junction	High	£150,000		S106 Developer contributions. (100%)	NCC	ADC	✓			Identified in Strategic transport Assessment, Systra, 2023  Junction 49
Primary Education		Based on the proposed sites in the Regulation 19 Draft Local Plan a requirement towards a half form entry expansion (105 places) within Hucknall area has been identified.  Contributions from proposed allocations H1Hc and H1Hd	High	£2.1 m	£1.07m (S106)	S106 (100%)	NCC	ADC	✓			Source Notts County Council education strategy.

Secondary Education	Holgate Academy.	<p>Based on the proposed sites in the Regulation 19 Draft Local Plan a requirement towards a two form of entry (300 places) will need to be added to the capacity within Hucknall area has been identified. A financial contribution will be required from all local plan site.</p> <p>Therefore, a minimum of two forms of entry will need to be added to the capacity and financial contributions will be required from all local plan sites relative to their pupil yield.</p> <p>This has been calculated using the cost per place in the County Council's Developer Contributions Strategy. The Holgate Academy is considered to have sufficient excess land to accommodate the additional capacity.</p>	High	£8.5m	£1.88m (S106)	S106 developer contributions (50%) / LEA and other funding sources (50%)	NCC	ADC					Notts County Council education strategy
Healthcare, GP surgeries	All sites	<p>Specific projects and timescales for new infrastructure project have not yet identified.</p> <p>standard NHS floor space requirements for primary health care facilities generate the amount of clinical space required per dwelling. Standard NHS costs generate a cost per dwelling based on the future expansion of the population. £610 per dwelling + £69 per dwelling for acute.</p>	High	Non-specific contribution towards increasing primary healthcare capacity in the area. (Estimate £1.0m)	£1,100,000 (S106)	S106 (100%)	Nottingham & Nottinghamshire Integrated Care Board (NNICB/ Developer	ADC.					Nottingham & Nottinghamshire Integrated Care Board assessment

Libraries		Provision of additional library stock. New Stock per Dwelling (£35.24 per dwelling (based on 2.3 occupants per dwelling))	Low	£42,000	£4,960 (S106)	S106 (100%)	NCC		✓	✓	✓	
Electricity supply		Hucknall Primary Substation upgrade to increase capacity	High	Developer funded		<ul style="list-style-type: none"> <li>Western Power Distribution</li> <li>Developer</li> </ul>	Western Power Distribution		✓			If all housing sites come forward in and around Hucknall additional capacity will be required.
Public realm improvements	Hucknall wide	Open space and public realm improvements	Medium	£100,000	£100,000 [ S106]	S106 contributions (100 %)	ADC		✓	✓		
Open Space Improvements	Albert Street Recreation Ground	Play area and Gym equipment improvement	Medium	£250,000	£0	S106 contributions (100%)	ADC			✓		
Open Space Improvements	Washdyke Recreation Ground	New Play equipment and associated works	High	£5,000	£5,000 [S106]	S106 contributions (100%)	ADC		✓			
Public Open Space	Titchfield Park	Investment in site infrastructure and projects	High	£330,000	£10,000 [ S106]	S106 (3%), Football foundation grant application (97%)	ADC		✓			
Regeneration	Hucknall Town Centre	Provision of Hucknall LUF programme	High	9,281,000	9,281,000 [ MHCLG]	MHCLG (100%)	ADC	NCC	✓			

## SELSTON, JACKSDALE & UNDERWOOD

Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Comments/ delivery notes
									0-5	5-10	10 - 15	
Transport	Nottingham Rd/ A610 slip	Right turners on Nottingham Road increasing congestion Signalise junction	High	£150,000		S106 Developer contributions (100%)	NCC	ADC	✓			Identified in Strategic transport Assessment, Systra, 2023  Junction 48
Secondary Education	Selston High School	Based on the proposed sites in the Regulation 19 Draft Local Plan a requirement for up to a half form entry (75 places) will need to be added to the capacity within area has been identified.  Developer contributions will be required from all local plan allocations relative to their pupil yield towards expanding capacity at Selston High School	High	£2.1m	£0	Developer contributions S106 (100%)	NCC	ADC	✓			Notts County Council education strategy
Libraries		Provision of additional library stock.  New Stock per Dwelling (£35.24 per dwelling (based on 2.3 occupants per dwelling)	Low	£15,000	£0	S106 (100%)	NCC		✓	✓	✓	

DISTRICT- WIDE												
Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Comments/ delivery notes
									0-5	5-10	10 - 15	
Transport	All allocated sites	Provision of walking and cycling infrastructure in accordance with strategy in Nottinghamshire County Council Local Transport Plan 2011-2026  depending on scheme (route improvements, crossing facilities, junction improvements, cycle hubs, cycle parking, etc.)	Medium	£6.38 million	£1,936,280 [MHCLG Towns Fund £45,000 [S106]	Mixture of funding according to need.  S106 (15%)  MHCLG Towns Fund (13%)  NCC capital funding (8%)  External grant funding e.g. EMCCA (47%)	Developers	NCC & ADC	✓	✓		
Transport	All allocated sites	Ensuring delivery of high-quality public transport: Through route for buses between sites and main service centres.	Medium	Will vary -to be agreed with bus operators depending on which development is being supported. Annual operating cost of £2m (estimate)  Transport Subsidy cost £7.43m (first 5 years of plan period)		S106 Developer contributions (100%) for enhancement to NCC supported networks	Bus operators	NCC & ADC		✓		Nottinghamshire Bus Service Improvement Plan



Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Location
									0-5	5-10	10 - 15	
Transport	All allocated sites	Infrastructure to support emerging technology including electric vehicle charging points.	High	£2m		S106 Developer contribution (15%) Government funding (50%) EMCCA/NCC transport capital funds. (35%)	NCC Developer	ADC	✓	✓		Responding to demand
Special Educational needs		Financial contribution towards special education will be require from all developments exceeding 100 dwellings across all planning areas based on the cost per place as per NCC Developer contributions strategy.	High	TBC		S106 Developer contributions and government grants	NCC		✓	✓		Source: Notts County Council education places strategy. To be in place to meet the demand created by the development
Further Education (Post 16)		It is not anticipated that further school places will be required to meet the additional demand	Low	No costs identified at this stage	-	-	NCC					Will be monitored as new forecasts are published.
Electricity		Potential upgrades to primary substations to accommodate employment growth	High	N/A		Developer funded and factored into building costs.	Western Power Distribution		✓			To be phased with development

Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Location
									0-5	5-10	10 - 15	
Water Supply		Water company charges for: connecting to the existing networks and contributing to wider network improvements.	High	Delivered as part of development		Developer funded. Planning condition.	Severn Trent					To be phased with development need.
Wastewater		Severn Trent charges developers for connecting to the existing network and contributing to increased capacity and reinforcement.	High	Delivered as part of development		Developer funded	Severn Trent		✓			To be phased with development need.
Gas		Local connections to strategic infrastructure	High	Delivered as part of development		Developer funded	Cadent gas		✓			To be phased with development need.
Telecommunications		FTTP upgrades for all developments	High	No charge		Connections provided by Openreach. Planning condition.	BT/Openreach – builds and runs broadband network		✓			Phased with development. Consultation between BT Openreach and developer to determine timing.
Green Infrastructure,	Ashfield wide	Green Infrastructure required In line with the Green and Blue Infrastructure Strategy.	Medium	Depending on the scheme	£0	S106 Funding from grant aid, public bodies,	ADC		✓			Phased in as part of development.
Tree Planting and Habitat Improvements and Biodiversity Net Gain	Ashfield wide	Tree planting and habitat improvements on council owned open spaces across the district.	Medium	Rolling programme	£103,000 [S106]	S106, grant funding	ADC	NCC / Forestry England / Woodland Trust	✓	✓	✓	Ongoing

Infrastructure	Location	Description	Priority	Estimated cost	Funding secured	Funding source	Lead	Partners	Timescale for Delivery - Years			Timescale for Delivery - Years
									0-5	5-10	10-15	
Open space	Ashfield wide	Maintenance of adopted open spaces	Low	TBC	£0	S106 (100%)	ADC		✓	✓	✓	Ongoing
Open Space	Within Ashfield	Provision of a neighbourhood young people's	Medium	£75,000	£75,000 [S106]	S106 (100%)	ADC		✓			As part of development
Public Art	Town centres	Contributions toward art as part of the Towns Fund work	Low	TBC	£0	S106 / Other public contribution	ADC	NCC	✓			In line with Towns Fund delivery plan
Economic	Ashfield Innovation Park	Investment in Infrastructure for the creation of an advanced innovation business park, including Advance Manufacturing and Distribution Centre	High	£96,000,000	£12,500,000 [MHCLG Towns Fund]	MHCLG Towns Fund (13%), Developers (83%)	ADC / Developers	ADC / Developers	✓			In line with ADMC Towns Fund business case

