



Newark and Sherwood District Council

## Infrastructure Delivery Plan

Addendum

26<sup>th</sup> July 2010



## REPORT CONTROL

Document: INFRASTRUCTURE DELIVERY PLAN - ADDENDUM

Project: INFRASTRUCTURE DELIVERY PLAN

Client: NEWARK AND SHERWOOD DISTRICT COUNCIL

Job Number: A047283-19

File Origin: N:/Projects/A047283-19/Reports/IDP Addendum

Document Checking:

Primary Author	Alistair Gregory	Initialled:	ASG
----------------	------------------	-------------	-----

Review By	Alistair Gregory	Initialled:	ASG
-----------	------------------	-------------	-----

Issue	Date	Status	Checked for Issue
1	15 July 2010	Draft	ASG
2	26 July 2010	Final	ASG
3			
4			



## Contents

1	INTRODUCTION.....	1
1.1	PREAMBLE.....	1
1.2	SOURCES OF INFORMATION .....	1
2	SUMMARY OF CHANGES .....	2
2.1	SECTION 4 – SOCIO-ECONOMIC INFRASTRUCTURE .....	2
2.2	SECTION 5 – TRANSPORTATION .....	2
2.3	SECTION 7 - UTILITIES.....	4
2.4	SECTION 8 – GREEN INFRASTRUCTURE.....	5
2.5	SECTION 9 – DELIVERY PLAN.....	5

## Appendices

Appendix A	Consultation Feedback
Appendix B	Infrastructure Cost Estimates
Appendix C	Infrastructure Delivery Plan





## 1 INTRODUCTION

### 1.1 PREAMBLE

1.1.1.1 This addendum has been produced to supplement and update the Infrastructure Delivery Plan (IDP) report that was produced by WYG on behalf of Newark and Sherwood District Council in May 2010. This addendum provides supplementary evidence on the source of cost estimates that were applied in the IDP and updates costs estimates where more up-to-date information has become available since the report was produced.

### 1.2 SOURCES OF INFORMATION

1.2.1.1 During the consultation process undertaken by the District Council on the Core Strategy feedback was received from various parties on the IDP report including:

- Nottinghamshire County Council - Communities Department
- Nottinghamshire County Council – Local Education Authority (LEA)
- NHS Nottinghamshire County Primary Care Trust (PCT)

1.2.1.2 Relevant extracts from this consultation feedback are reproduced in **Appendix A**.

1.2.1.3 Tables summarising cost calculations for Health, Library and Education infrastructure are presented in **Appendix B**.

1.2.1.4 An updated Infrastructure Delivery Plan schedule is presented in **Appendix C**.



## 2 SUMMARY OF CHANGES

### 2.1 SECTION 4 – SOCIO-ECONOMIC INFRASTRUCTURE

2.1.1.1 Paragraph 4.3.8.6 on page 25 should read:

“Outside of Newark on Trent the proposed development will therefore not generate sufficient pupil numbers in any one settlement to justify entire new primary schools. Decisions will therefore need to be made as to where to place new school infrastructure to best capture the planned growth in pupil numbers, as well as alleviate the pressure on existing education infrastructure. This may be by extensions to existing infrastructure at each settlement, or positioning new schools in the centre of clusters of settlements, or a combination of both.”

2.1.1.2 Paragraph 4.5.4.1 on page 35 should read:

“The County Council has indicated that where new development will create additional need for library provision, the County Council will expect the developer to make a financial contribution towards the cost of that additional provision. Contributions will be calculated based on a rate of; £84.21 per person (£202.10 per dwelling) where costs are sought towards new library buildings, and £16.30 per person (£39.12 per dwelling) where costs are sought towards new stock. (Note: rates assume an average occupancy rate of 2.4 persons per dwelling).

### 2.2 SECTION 5 – TRANSPORTATION

2.2.1.1 Table 5.5 on page 78. The text in the ‘Possible Improvement’ column for the following ‘locations’ should read:

**London Road/Main Street Junction** – “Introduction of intelligent traffic signal control, pedestrian nearside aspects and on-crossing detection.”

**Lincoln Road/Northern Road Junction** – “Introduction of intelligent traffic signal control, pedestrian nearside aspects and on-crossing detection.”

## Great North Road/North Gate/Castle Gate Roundabout (Beastmarket Hill) –

“Possible introduction of signal control and associated junction geometry revisions and/or modifications to the existing roundabout.”

2.2.1.2 Table 5.6 on page 79 should be replaced with the following:

**Table 5.6 – Summary of Rural Highway Infrastructure Requirements**

Improvement Location	Indicative Construction Costs (£m)	No Growth	With Growth	Timescale for Delivery	Likely Funding Sources	Comments
Newark on Trent Southern Link Road	24.00	X	✓	2009 - 2015	Developer	New link road
A46/B6166 Farndon Roundabout, Newark-on-Trent Bypass	0.00	✓	✓	2009 - 2015	Developer	Assumed to be improved as part of the SLR
A1/B6326 London Road Roundabout, Balderton	0.00	✓	✓	2009 - 2015	Developer	Assumed to be improved as part of the SLR
A614/A6075/A616 Ollerton Roundabout junction	4.00	✓	✓	2009 - 2015	LTP/Devel'	As per previously proposed NCC scheme + extra capacity
A46/A617 Cattle Market Roundabout, Newark-on-Trent Bypass	3.60	✓	✓	2009 - 2015	HA/Devel'	Introduction of signal control (safety/capacity improvement)
A1/A17 Winthorpe Roundabout, Newark-on-Trent Bypass	2.40	✓	✓	2009 - 2015	HA/Devel'	Introduction of signal control (safety/capacity improvement)
A1/A46 Brownhills Roundabout, Newark-on-Trent Bypass	2.40	✓	✓	2009 - 2015	HA/Devel'	Introduction of signal control (safety/capacity improvement)
A46 Link Capacity, Newark-on-Trent Bypass	0.60	✓	✓	2015 - 2020	HA/Devel'	Road space reallocation to make best use of available carriageway
A6097/Trentside, Gunthorpe	0.30	✓	✓	2015 - 2020	LTP/Devel'	Scheme to ban right turns
A6097/A612 junction, Lowdham	1.60	✓	✓	2015 - 2020	LTP/Devel'	Possible introduction of signal control and associated geometry revisions
A6097/B6386 junction at Oxton	0.60	✓	✓	2015 - 2020	LTP/Devel'	Possible widening of southern arm entry/exist and circulatory to allow 2-lane ahead movements north-south
A6097 Link capacity (A46 to A612), Gunthorpe to Lowdham	2.40	✓	✓	2015 - 2020	LTP/Devel'	Possible on-line carriageway widening and/or alternative capacity improvements, such as provision of 'Ghost-Islands'
A6097 Link capacity (A612 to B6386), Lowdham to Oxton	8.40	✓	✓	2015 - 2020	LTP/Devel'	Possible on-line carriageway widening and/or alternative capacity improvements
A617 Link capacity (A46 to C17), Kelham	6.00	✓	✓	2020 - 2026	Developer	Possible on-line carriageway widening and/or alternative capacity improvements
Possible new bridge over River Trent	12.00	✓	✓	2020 - 2026	LTP/Devel'	Possible provision of a new road bridge over the River Trent
A614/C1 junction - 'White Post' roundabout	0.60	X	✓	2020 - 2026	Developer	Possible re-allocation of road space to provide 2 approach lanes from the south



A614/A617 junction (Lockwell Hill)	1.20	X	✓	2020 - 2026	Developer	Possible widening of entry/exists and circulatory to allow 2-lane movements
A614/Mickledale Lane junction	0.30	X	✓	2020 - 2026	Developer	Rationalise junction layout with possible closure of adjacent accesses
A614/C13 Eakring Road junction	0.12	X	✓	2020 - 2026	Developer	Provide standard acceleration/deceleration tapers
A614/B6030 junction (south of Ollerton)	0.60	X	✓	2020 - 2026	Developer	Possible introduction of signal control and associated geometry revisions
Church Gate/Westgate/King Street junction, Southwell	0.60	X	✓	2020 - 2026	Developer	Possible introduction of signal control and/or other appropriate improvements
A614 Link capacity (A6097 to C1 'White Post' roundabout)	2.40	X	✓	2020 - 2026	Developer	Possible on-line carriageway widening and/or alternative capacity improvements
A614 Link capacity (A617 to C13 Eakring Road)	4.32	X	✓	2020 - 2026	Developer	Possible on-line carriageway widening and/or alternative capacity improvements
A614 Link capacity (B6030 to A6075/A616 Ollerton Roundabout)	2.04	X	✓	2020 - 2026	Developer	Possible on-line carriageway widening and/or alternative capacity improvements
A612 Westgate link capacity, Southwell	0.48	X	✓	2020 - 2026	Developer	Possible traffic management scheme
<b>Total Cost (£m)</b>	<b>80.86</b>					

**Notes:**

1. Scheme costs are indicative only and are provided as an approximate 'order of cost'.
2. Scheme costs include a 20% 'risk' allowance. All costs exclude land acquisition and any 'hidden' costs such as the diversion of utility plant or equipment.
3. Timescales for delivery are indicative only and assume that growth within the District occurs at a steady annual rate between 2009 and 2026 and traffic flows are evenly distributed across the District.
4. It is likely that the junctions on the links identified above will exceed their capacity before the links do and these junctions should therefore be improved in advance of consideration of link widening/dualling.
5. Details of impacts at specific locations should be determined as part of Transport Assessments submitted in support of development proposals and appropriate improvements secured through the planning process.

## 2.3 SECTION 7 - UTILITIES

### 2.3.1.1 Paragraph 7.6.1.10 on page 149 should read:

"In 2009 National Grid Gas assessed the impact of growth scenarios 1 to 4 in order to identify a suitable point of connection to the gas network that would accommodate each settlement and growth scenario. WYG have carried out a desk top assessment of the likely infrastructure requirements for the Preferred Growth Option based on this previous National Grid Gas assessment. It is recommended that the specific load growth data associated with Preferred Growth Option form the basis of a more contemporary consultation with National Grid Gas and other statutory undertakers."



## 2.4 SECTION 8 – GREEN INFRASTRUCTURE

2.4.1.1 The Appendix references provided in paragraph 8.6.1.1 on page 172 should read:

Appendix 10.1 – Baseline compliance with population and distance standards

Appendix 10.2 – Table showing compliance with green infrastructure standards following preferred growth option

Appendix 10.3 – Map illustrating those parishes that have changes in green infrastructure provision under the preferred growth option.

## 2.5 SECTION 9 – DELIVERY PLAN

2.5.1.1 The table provided in paragraph 9.2.1.4 on page 203 should be replaced with Table 5.6 detailed in paragraph 2.2.1.2 of this addendum.

2.5.1.2 Paragraph 9.3.1.3 on page 206 should read:

“The preferred growth option provides sufficient development numbers to justify new primary school infrastructure in Newark on Trent.”

2.5.1.3 Table 9.3 on page 206 should be replaced with the following:

**Table 9.3 Education Infrastructure Requirements**

Preferred Growth Option			
Settlement	No. of Primary School Places	No. of Single Form Entry Primary Schools	No. of Secondary School Places
Sub-Regional Centre			
Newark, Balderton & Fernwood	1,630	8	1,242
Service Centres			
Ollerton & Boughton	108	0	82
Clipstone	134	0	102
Rainworth	88	0	67
Southwell	62	0	47
Principal Villages			
Bilthorpe	49	0	37





Blidworth	63	0	48
Collingham	25	0	19
Edwinstowe	25	0	19
Farnsfield	23	0	17
Lowdham	14	0	10
Sutton on Trent	10	0	7
Totals	2,229	8	1,698

2.5.1.4 Paragraph 9.3.1.6 on page 207 should read:

“The following assumptions of costs for new school infrastructure have been made:

- Single Form Entry (210 pupil) Primary School; £5m
- Two Form Entry (420 pupil) Primary School; £7m
- 1,500 pupil Secondary School; £25m
- Primary school places; £11,455
- Secondary school places; £17,260

These costs are for comparison purposes only and are subject to further detailed assessment which will need to take into account available places in existing schools. Where forecast growth in a settlement provides pupil numbers less than that required for a new primary or secondary school, education infrastructure costs have been estimated by applying the relevant school place costs to the pupil numbers generated at each settlement.”

2.5.1.5 The footnote on page 207 should read:

“Education infrastructure costs are as provided by Nottinghamshire LEA and in the County Council’s response to the Publication Core Strategy consultation. School construction costs are approximate only and exclude land acquisition”.



2.5.1.6 The estimated construction costs quoted in paragraph 9.5.1.1 on page 209 were provided by Newark and Sherwood District Council. However, it should be emphasized that these are preliminary estimates only and exclude land acquisition.



## Appendix A Consultation Feedback



## Feedback Received from Nottinghamshire County Council on Education

## **Feedback from Nottinghamshire County Council**

### **Education**

#### Page 117 Newark

New Secondary school - the trigger point of 6000 dwellings is too high as this equates to 960 pupils before reaching this point. The trigger point needs to be reached early in the construction period of the dwellings. The Local Education Authority (LEA) does not have funding available to fund any potential shortfall.

#### Page 117 Land South of Newark

The triggers are too high. The second trigger of 3500 dwellings is greater than the size of the site (3100). There are no surplus primary places, therefore the funding for the first school will be required at the beginning of the construction.

3100 houses equates to 651 primary places. The document identifies the need for 2 x 2 FE primary schools which totals 840 additional primary places. The primary school provision requirement will therefore be less on this site than identified in the document unless it is required to accommodate the shortfall on the Land East of Newark site. The LEA does not have funding available to fund any potential shortfall.

#### Page 118 Fernwood

The triggers are too high. The first school will need to be provided at the earliest opportunity as it will also accommodate the pupils from the Balderton Hospital site. The site will therefore also need to be sufficient to accommodate a 2 FE Primary school. The second school will also be required earlier. Please note that when details of the build rate are known the triggers/requirements can be calculated more accurately. This applies to all sites. The LEA does not have funding available to fund any potential shortfall.

#### Page 118 Land East of Newark

1600 dwellings equates to 336 primary places. The provision of a 1 FE primary school (210places) would be insufficient. Again the trigger point is too high when the site is considered in isolation. This again needs to be reviewed when details of the phasing/build rate of houses is known. The LEA does not have funding available to fund any potential shortfall.

#### Page 119 Ollerton and Boughton

It is unclear why a single form entry primary school has been identified in Ollerton and Boughton – justification needs to be provided regarding this.

#### Pages 119 to 122 Infrastructure Areas Various

Please see attached spreadsheet (at end of document) detailing projected pupil numbers based on number of dwellings and costs based on current (2009/10) DCSF formula. Please note that this does not take into account any surplus school places that may be available, which will reduce the contributions required.

An assessment of the school sites will also need to be undertaken to calculate if it is suitable for further expansion. If the school sites are unable to extend then this will present problems and other options will need to be explored.

## Education Calculations Table

Area	Dwellings	Primary Places	N&S Primary Cost	NCC Primary cost*	Secondary Places	N&S Secondary Cost	NCC Secondary Cost*
Newark, Balderton and Fernwood	7760	1630	£31,000,000	£31,000,000	1,242	£25,000,000	£25,000,000
Ollerton and Boughton	513	108	£5,000,000	£1,234,047	82	£1,415,000	£1,416,701
Rainworth	421	88	£1,013,000	£1,012,737	67	£1,163,000	£1,162,634
Southwell	294	62	£3,595,000	£707,232	47	£1,500,000	£811,910
Clipstone	636	134	£1,535,000	£1,529,930	102	£1,761,000	£1,756,378
Bilsthorpe	232	49	£561,000	£558,088	37	£638,600	£640,691
Blidworth	300	63	£721,700	£721,665	48	£828,500	£828,480
Collingham	117	25	£286,000	£281,449	19	£327,900	£323,107
Edwinstowe	121	25	£286,000	£291,072	19	£327,900	£334,154
Farnsfield	109	23	£263,500	£262,205	17	£301,000	£301,014
Lowdham	65	14	£160,400	£156,361	10	£172,600	£179,504
Sutton on Trent	46	10	£114,500	£110,655	7	£120,800	£127,034
Total	10614	2229	£44,536,100	£37,865,440	1698	£33,556,300	£32,881,606

\* NCC cost based on DCFS 2009/2010 guidelines of Primary Place costing £11455 and Secondary Place costing £17260

**From:** Lynn Gilhooley [mailto:lynn.gilhooley@nottscc.gov.uk]  
**Sent:** 26 July 2010 12:51  
**To:** rachael.walker  
**Cc:** Angela Pae  
**Subject:** RE: Estimated School Construction Costs - N&SDC Infrastructure Delivery Plan (IDP)

Rachael,

Please find below a breakdown of the site information you requested.

Capacity	Total Site Area m2	Total Building Area m2
210 Primary	11,350	1,199
420 Primary	20,200	2,115
1500 Secondary	104,500	12,786

Please note that the Primary schools include site area provision for early years but the total building area does not include m2 provision for early years.

Based on current building requirements the estimated school construction costs quoted in the IDP are an adequate indicative cost estimate.

- Secondary School - £25m
- 2FE Primary School - £7m
- 1FE Primary School - £5m

Regards,

Lynn Gilhooley  
Children and Young People's Services  
Nottinghamshire County Council



## Feedback Received from Nottinghamshire County Council on Libraries



## **Feedback from Nottinghamshire County Council**

### **Libraries and Developer Contributions**

Housing development on the scale proposed in this Core Strategy will put significant strain on the existing infrastructure and one of the services that this will impact upon is that delivered by public libraries. A key element of the leisure / culture offer libraries are regularly used by c50% of the population providing communities with free access to reading and heritage materials, information and computers.

It is in the above context that Nottinghamshire County Council actively seeks developer contributions in respect of the Library Service in those instances where proposed new housing development will necessitate increased expenditure on libraries to ensure the maintenance of current standards.

The County Council has a statutory responsibility, under the terms of the 1964 Public Libraries and Museums Act, to provide "a comprehensive and efficient library service for all persons desiring to make use thereof".

The County Council has a clear vision that its libraries should be:

- modern and attractive;
- located in highly accessible locations
- located in close proximity to, or jointly with, other community facilities, retail centres and services such as health or education;
- integrated with the design of an overall development;
- of suitable size and standard for intended users.

Nottinghamshire County Council's libraries need to be flexible on a day-to-day basis to meet diverse needs and adaptable over time to new ways of learning. Access needs to be inclusive and holistic.

In (and only in) situations where a new development will create an additional need for library provision, the County Council will expect the developer to make a financial contribution towards the cost of that additional provision. Such financial contributions will relate in scale and kind only to the proposed development. The developer will not be liable for any charges relating to any inadequacies in library provision that already existed prior to the development taking place.

#### **New housing: Standard charge for libraries**

The proposed standard charge for libraries is based upon three main elements:

- Space requirement;
- Building costs (excluding land costs);
- Stock costs

#### **Space requirement**

The Museums, Libraries and Archives Council (MLA), in its report "Public Libraries, Archives and New Development: a standard charge approach"(2008) recommends that a standard charge should be based upon a library space requirement of 30 sq metres per 1,000 population.

#### **Building costs**

The basis for the calculation of building costs is derived from the Building Costs Information Service of the Royal Institute of Chartered Surveyors. The data provided by this service is for the total building and fitting out costs, including initial book stock etc and IT. For the East Midlands, at July 2008, this cost is quoted at £2,807 per sq metre.

### **Stock costs**

The National Library Standard upper threshold cites a recommended stock level of 1,532 items per 1,000 population. At an average price of £10.64 per stock item (based on Askews Library Services book prices at September 2009) total expenditure on new stock should be £16,300 per 1,000 population.

These figures are provided in case a situation arises where an existing library building is able to accommodate the extra demand created due to a new development but it is known that the stock levels are only adequate to meet the needs of the existing catchment population. In these circumstances a contribution will be sought just for stock.

### **Costs per person / dwelling**

This is calculated on the basis of 30 square metres of library provision at £2,807 per sq metre, totalling £84,210 divided by 1,000. This gives a figure of £84.21 per person or (based on an average occupancy rate of 2.4 persons per dwelling) or £202.10 per dwelling.

In those circumstances where stock costs alone are sought, they equate to £16.30 per person or £39.12 per dwelling.

### **Libraries in Newark and Sherwood District**

The libraries at Bilsthorpe, Blidworth, Edwinstowe, Ollerton and Southwell have sufficient capacity (in terms of building and stock) to absorb the number of new dwellings that are indicated.

However, as the table below shows, this is not the case with regard to the libraries at Balderton, Collingham, Lowdham, Newark and Sutton-on-Trent.

<b>Library</b>	<b>Current catchment population</b>	<b>Recommended size based on MLA standard (sq m)</b>	<b>Actual size of library (sq m)</b>
<b>Balderton</b>	10,056	302	162
<b>Collingham</b>	7,246	217	58
<b>Lowdham</b>	4,954	149	44
<b>Newark</b>	106,273	3,188	894
<b>Sutton-on-Trent</b>	2,542	76	27

Although the library building at Bilsthorpe can cope with a growth in the number of dwellings, some developer contributions would be required in respect of stock.



## Feedback Received from Nottinghamshire County PCT on Healthcare

## **Feedback Received from Nottinghamshire County PCT on the Publication Core Strategy**

The Development Plan Document is virtually silent on health and health infrastructure. The exceptions to this are

1. Strategies and Programmes The Community Strategy Vision does include an aspiration for N&S communities to be "healthy" (p105 B.3); the Council's Priorities include "Good Health and Homes" (p106 B.4); and the LDF is, it is claimed, informed by the County's Sustainable Community Strategy, which includes the theme of "A Healthier Nottinghamshire" (p106 B.5). The Sustainability Appraisal includes "improve health and reduce health inequalities" as one of 8 objectives (p108 Table9).

2. Infrastructure requirements GPs for strategic sites, either jointly funded and delivered by Developer and PCT (South of Newark), or solely funded and delivered by PCT (Fernwood; East of Newark; Ollerton and Boughton), or not referenced at all (Newark; Clipstone; Rainworth; Southwell; Bilsthorpe; Blidworth; Collingham; Edwinstowe, Fansfield; Lowdham; Sutton-on-Trent). (pp118-124)

We expect there to be a development of health infrastructure where there is an expansion of population. We understand that the capital responsibility for this should be rest with the developer, under Section 106 of the Town and Country Planning Act 1990. We would want to work with the council to identify the appropriate health infrastructure requirement for all developments of 15 or more houses.

The infrastructure requirement would need to support not just GP access, but dental, pharmacy, optometry and community service access. Large developments may have an impact on secondary care also. We expect that, having a Vision, Priority, Theme and Sustainability Appraisal objective that refer explicitly to "health" in some form (see 1st main paragraph of this comment), that the health implications of the DPD would be a theme running through the document. We are concerned that the DPD is silent on health other than the references in Appendices B and C, and the unjustifiable expectation that the PCT funds health infrastructure in Appendix E.



## Appendix B

### Infrastructure Cost Calculations



## Healthcare Infrastructure Calculations



### Healthcare Calculations

	2.3	1,800	£950	
	Dwellings	Persons	GP	Cost
<b>Newark (whole of Newark-on-Trent)</b>				
7,760 residential units	7,760	17,848	10	£7,372,000
<b>Balance of Newark</b>				
1,760 residential units	1,760	4,048	2	£1,672,000
<b>Land South of Newark</b>				
up to 2,200 residential units in plan period	2,200	5,060	3	£2,090,000
<b>Fernwood</b>				
up to 2,200 residential units in plan period	2,200	5,060	3	£2,090,000
<b>Land East of Newark</b>				
up to 1,600 residential units	1,600	3,680	2	£1,520,000
<b>Ollerton and Boughton</b>				
513 residential units	513	1,180	0	£487,350
<b>Clipstone</b>				
636 residential units	636	1,463	0	£604,200
<b>Rainworth</b>				
421 residential units	421	968	0	£399,950
<b>Southwell</b>				
294 residential units	294	676	0	£279,300
<b>Bilthorpe</b>				
232 residential units	232	534	0	£220,400
<b>Blidworth</b>				
300 residential units	300	690	0	£285,000
<b>Collingham</b>				
117 residential units	117	269	0	£111,150
<b>Edwinstowe</b>				
121 residential units	121	278	0	£114,950
<b>Farnsfield</b>				
109 residential units	109	251	0	£103,550
<b>Lowdham</b>				
65 residential units	65	150	0	£61,750
<b>Sutton On Trent</b>				
46 residential units	46	106	0	£43,700
<b>Totals</b>	<b>10,614</b>	<b>24,412</b>	<b>10</b>	<b>10,083,300</b>

#### Notes:

Healthcare provision has been calculated based on advice provided by NHS Nottinghamshire Primary Care Trust on 30 March 2010 which states:

- 1 GP Practice per 1,800 registered population
- 2.3 persons assumed per household
- £950 per household for the capital costs to provide a 6 GP practice.



## Library Calculations





### Library Calculations

Persons	Building	Stock
2.4	£84.21	£16.30

	Dwellings	Persons	Building	Stock	Existing Library	Existing Building Capacity	Existing Stock Capacity	Building Contribution	Stock Contribution	Total
<b>Newark (whole of Newark-on-Trent)</b>										
7,760 residential units	7,760	18,624	£1,568,327	£303,571	Yes	No	No	£1,568,327	£303,571	£1,871,898
<b>Balance of Newark</b>										
1,760 residential units	1,760	4,224	£355,703	£68,851	Yes	No	No	£355,703	£68,851	£424,554
<b>Land South of Newark</b>										
up to 2,200 residential units in plan period	2,200	5,280	£444,629	£86,064	Yes	No	No	£444,629	£86,064	£530,693
<b>Fernwood</b>										
up to 2,200 residential units in plan period	2,200	5,280	£444,629	£86,064	Yes	No	No	£444,629	£86,064	£530,693
<b>Land East of Newark</b>										
up to 1,600 residential units	1,600	3,840	£323,366	£62,592	Yes	No	No	£323,366	£62,592	£385,958
<b>Ollerton and Boughton</b>										
513 residential units	513	1,231	£103,679	£20,069	Yes	Yes	Yes	£0	£0	£0
<b>Clipstone</b>										
636 residential units	636	1,526	£128,538	£24,880	Yes	No	No	£128,538	£24,880	£153,418
<b>Rainworth</b>										
421 residential units	421	1,010	£85,086	£16,470	Yes	No	No	£85,086	£16,470	£101,555
<b>Southwell</b>										
294 residential units	294	706	£59,419	£11,501	Yes	Yes	Yes	£0	£0	£0
<b>Bilsthorpe</b>										
232 residential units	232	557	£46,888	£9,076	Yes	Yes	No	£0	£9,076	£9,076
<b>Blidworth</b>										
300 residential units	300	720	£60,631	£11,736	Yes	Yes	Yes	£0	£0	£0
<b>Collingham</b>										
117 residential units	117	281	£23,646	£4,577	Yes	No	No	£23,646	£4,577	£28,223
<b>Edwinstowe</b>										
121 residential units	121	290	£24,455	£4,734	Yes	Yes	Yes	£0	£0	£0
<b>Farnsfield</b>										
109 residential units	109	262	£22,029	£4,264	Yes	No	No	£22,029	£4,264	£26,293
<b>Lowdham</b>										
65 residential units	65	156	£13,137	£2,543	Yes	No	No	£13,137	£2,543	£15,680
<b>Sutton On Trent</b>										
46 residential units	46	110	£9,297	£1,800	Yes	No	No	£9,297	£1,800	£11,096
<b>Totals</b>	<b>10,614</b>	<b>25,474</b>						<b>£1,850,060</b>	<b>£367,180</b>	<b>£2,217,240</b>

#### Notes:

Library provision has been calculated based on advice provided by Nottinghamshire County Council which states a library space requirement of 30 sqm per 1,000 population at an estimated construction cost of £2,807 per sqm. Stock requirements are 1,532 items per 1,000 population at an average cost of £10.64 per stock item. This gives the following costs per person:

**Building costs** = £84.21 per person

**Stock costs** = £16.30 per person

(Average household occupancy rate is assumed at 2.4 persons per dwelling)

Information on estimated contribution costs and capacity of existing library buildings and stock capacity summarised in the above table was supplied by Nottinghamshire County Council in their response dated 8th June 2010 to the Publication Core Strategy consultation.



## Education Calculations



### Education Calculations

Primary	Secondary	Primary	Secondary	1FE	2FE	Secondary
0.21	0.16	£11,455	£17,260	£5,000,000	£7,000,000	£25,000,000

	Dwellings	Primary Places	Secondary Places	Primary Place Costs	Secondary Place Costs	1FE Primary School Provision	2FE Primary School Provision	Secondary School Provision	1FE Primary School Cost	2FE Primary School Cost	Secondary School Cost	Total
<b>Newark (whole of Newark-on-Trent)</b>												
7,760 residential units	7,760	1,630	1,242	£0	£0	0	0	1	£0	£0	£25,000,000	£25,000,000
<b>Balance of Newark</b>												
1,760 residential units	1,760	370	282	£0	£0	0	0	0	£0	£0	£0	£0
<b>Land South of Newark</b>												
up to 2,200 residential units in plan period	2,200	462	352	£0	£0	0	2	0	£0	£14,000,000	£0	£14,000,000
<b>Fernwood</b>												
up to 2,200 residential units in plan period	2,200	462	352	£0	£0	1	1	0	£5,000,000	£7,000,000	£0	£12,000,000
<b>Land East of Newark</b>												
up to 1,600 residential units	1,600	336	256	£0	£0	1	0	0	£5,000,000	£0	£0	£5,000,000
<b>Ollerton and Boughton</b>												
513 residential units	513	108	82	£1,234,047	£1,416,701	0	0	0	0	0	0	£2,650,748
<b>Clipstone</b>												
636 residential units	636	134	102	£1,529,930	£1,756,378	0	0	0	0	0	0	£3,286,308
<b>Rainworth</b>												
421 residential units	421	88	67	£1,012,737	£1,162,634	0	0	0	0	0	0	£2,175,371
<b>Southwell</b>												
294 residential units	294	62	47	£707,232	£811,910	0	0	0	0	0	0	£1,519,142
<b>Bilthorpe</b>												
232 residential units	232	49	37	£558,088	£640,691	0	0	0	0	0	0	£1,198,779
<b>Blidworth</b>												
300 residential units	300	63	48	£721,665	£828,480	0	0	0	0	0	0	£1,550,145
<b>Collingham</b>												
117 residential units	117	25	19	£281,449	£323,107	0	0	0	0	0	0	£604,556
<b>Edwinstowe</b>												
121 residential units	121	25	19	£291,072	£334,154	0	0	0	0	0	0	£625,226
<b>Farnsfield</b>												
109 residential units	109	23	17	£262,205	£301,014	0	0	0	0	0	0	£563,219
<b>Lowdham</b>												
65 residential units	65	14	10	£156,361	£179,504	0	0	0	0	0	0	£335,865
<b>Sutton On Trent</b>												
46 residential units	46	10	7	£110,655	£127,034	0	0	0	0	0	0	£237,689
<b>Totals</b>	<b>10,614</b>	<b>2,229</b>	<b>1,698</b>	<b>£6,865,441</b>	<b>£7,881,607</b>				<b>£10,000,000</b>	<b>£21,000,000</b>	<b>£25,000,000</b>	<b>£70,747,048</b>

#### Notes:

Education cost details are as provided in dialogue with staff at Nottinghamshire LEA and in the County Council's response to the Publication Core Strategy consultation dated 8th June 2010. Details are as follows:

**Primary places:** 21 places per 100 dwellings, or 0.21 places per dwelling. Cost per place is £11,455.  
**Secondary places:** 16 places per 100 dwellings, or 0.16 places per dwelling. Cost per place is £17,260

Indicative school construction costs (excluding land costs):

**Secondary School** = £25,000,000  
**1 Form Entry Primary School** = £5,000,000  
**2 Form Entry Primary School** = £7,000,000



### Summary of Proposed Primary School Provision Within Newark-on-Trent

Site	Dwellings	Primary School Places	Proposed Primary Schools		Proposed Primary Places	
			One Form Entry	Two Form Entry	Single Form (210)	Two Form (420)
Land South of Newark	2,200	462	0	2	0	840
Land East of Newark	1,600	336	1	0	210	0
Land around Fernwood	2,200	462	1	1	210	420
Remainder of Newark	1,760	370	0	0	0	0
<b>Whole of Newark-on-Trent</b>	<b>7,760</b>	<b>1,630</b>	<b>2</b>	<b>3</b>	<b>420</b>	<b>1,260</b>

**Total demand for primary places**

1,630
-------

**Total proposed provision**

1,680
-------

**Provision exceeding demand**

50
----

**Notes:**

Education cost details are as provided in dialogue with staff at Nottinghamshire LEA and in the County Council's response to the Publication Core Strategy consultation dated 8th June 2010. Details are as follows:

**Primary places:** 21 places per 100 dwellings, or 0.21 places per dwelling. Cost per place is £11,455.

**Secondary places:** 16 places per 100 dwellings, or 0.16 places per dwelling. Cost per place is £17,260

Indicative school construction costs (excluding land costs):

**Secondary School** = £25,000,000

**1 Form Entry Primary School** = £5,000,000

**2 Form Entry Primary School** = £7,000,000



## Transport Calculations





## Appendix C

### Infrastructure Delivery Plan

