

Bassetlaw District Local Development Framework

Annual Monitoring Report



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

January 2006

Executive Summary

Introduction

This is the first Annual Monitoring Report prepared by Bassetlaw District Council under the new Planning and Compulsory Purchase Act 2004. A report will be produced each December from 2005 onwards. The report has two principle roles:

- It provides information regarding the implementation of the Local Development Scheme. This is a document that sets out the Council's intended timetable for preparing the new Local Development Framework, including a description of each of the documents to be produced.
- The extent to which policies set out in the Bassetlaw Local Plan are being achieved. In future years this section will monitor progress in the implementation of new policies under the Local Development Framework.

The Purpose of Policy Monitoring

Monitoring of Local Plan policies addresses the following:

- Whether policies are achieving their objectives and delivering sustainable development
- Whether there are unintended policy consequences
- Whether the assumptions and objectives behind existing policies are still relevant
- Whether wider targets are being met e.g. the requirement for employment land as currently set out in the emerging Nottinghamshire and Nottingham Joint Structure Plan
- Whether policies need to be amended or deleted, or new policies added

The Local Development Scheme

The Local Development Scheme outlines the timetable and milestones for the preparation of new Local Development Documents (see Appendix 1), which will make-up the Local Development Framework. Progress, as of the 31st October 2005 is as follows:

- Preparation of the Statement of Community Involvement began in January 2005, with the first round of consultation beginning for a period of six weeks in April 2005. The Submission Draft was consulted on following a further six-week consultation period, which began on the 30th August 2005.
- Preparation of the Core Strategy Preferred Options began in June 2005. Consultation on the Preferred Options was initially scheduled to commence by the end of September. However, due to external factors, which have delayed completion of the associated Sustainability Appraisal it is now intended to begin consultation on this document in January 2006.
- Work on the preparation of the Primary Development Control Policies, Proposals Section and Proposals Maps is timetabled to start in early 2007.
- From 2008 work will commence on a range of Supplementary Planning Documents, with parts of the main Development Plan Documents being revised if necessary. At this stage a revised Local Development Scheme may be published to reflect policy developments.

Contextual, Core & Local Output Indicators

Three types of indicators are used in the Annual Monitoring Report:

- **Contextual Indicators** – which provide a baseline against which to measure the effects of policies e.g. population size and composition
- **Core Indicators** – which measure quantifiable physical activities, directly related to, and are a consequence of policy implementation e.g. the amount of completed Brownfield housing development, and which are set by the Government as mandatory indicators
- **Local Indicators** – which are indicators specific to the Bassetlaw District and agreed by this Council e.g. the number of Conservation Areas in the District.

The Office of the Deputy Prime Minister published Local Development Framework Monitoring: A Good Practice Guide which sets out the Core Output Indicators that Local Planning Authorities are required to monitor. This Annual Monitoring Report does not address all of the indicators at the present time as historically not all of them have been measured. However, subsequent versions of the Annual Monitoring Report will include all Core Output Indicators. Further explanations are provided in later sections.

Some key facts:

- Bassetlaw has a population of 107 713, of which 51% are female and 49% male
- The average age range of 18-24 year olds is lower than the national average of 8.4%, however, the percentage of those aged between 45-64 (26.1%) is higher than the national average of 23.7%
- 71% of housing within the District is owner-occupied, primarily comprising semi-detached and terraced dwellings
- Bassetlaw has a lower than average percentage population of economically active individuals, 63% compared to the national average of 66%
- The student population of the District is 1.5% compared to the national average of 2.5%
- There is an over provision of dwellings across the district in meeting the targets set out in the current Structure Plan, covering the period up to 2006
- A total of 8 affordable dwelling units were built during the monitoring period, with a further 15 granted planning permission to be built
- 49% of all dwellings built during the monitoring period were built at 30 dwellings per hectare or about, with 49% of the new dwellings being built on Brownfield land
- There is a total of 170.2ha of allocated and protected employment land available for development across the district as at 1st April 2005
- There are no Local Development Orders or Simplified Planning Zones within the Bassetlaw District. There was an Enterprise Zone at Manton Wood, Worksop although this lapsed in November 2005.

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Annual Monitoring Report

1.0 Introduction

1.1 Monitoring is key to establishing what is happening now and what may happen in the future so that trends can be compared against existing policies and targets in order to determine what changes need to be made. Monitoring allows the following questions to be addressed:

- Are policies achieving their objectives and are they delivering sustainable development?
- Have policies had unintended consequences?
- Are the assumptions and objectives behind policies still relevant?
- Are targets being achieved?

1.2 Section 35 of the Planning & Compulsory Purchase Act 2004 requires Local Planning Authorities to produce a report, to be submitted to the Secretary of State, containing information on the implementation of the Local Development Scheme and the extent to which policies set out in the Local Development Documents are being achieved.

1.3 Annual Monitoring Reports in future years will examine the impacts of Development Plan Documents on social, environmental and economic indicators in Bassetlaw District by producing a performance review against Sustainability Appraisal objectives and criteria. This review will not be incorporated into the Annual Monitoring Report until the first Development Plan Document – the Core Strategy – has reached the Submission Draft stage (2006 onwards).

2.0 Purpose of Local Development Framework Monitoring

2.1 As required by section 35 of the Planning & Compulsory Purchase Act 2005 (The Act), Local Planning Regulation 48 and SEA (Strategic Environmental Assessment) Regulation 17, authorities must undertake the following key monitoring tasks:

1. Review actual progress in terms of Local Development Document preparation against the timetable and milestones in the local Development Scheme;

2. Assess the extent to which policies in Local Development Documents are being implemented;

3. Where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;

4. Identify the significant effects of implementing policies in Local Development Documents and whether they are as intended; and

5. Set out whether policies are to be amended or replaced.

2.2 Reviewing and monitoring of Local Development Frameworks will be undertaken on a continuous and pro-active basis with the Annual Monitoring Report acting as a key mechanism for assessing the performance and effects of the framework as a whole. This approach reflects the Government's concept of 'plan, monitor and manage' whereby monitoring results are fed directly into policy review.

2.3 The Planning and Compulsory Purchase Act came into effect on the 28th September 2004. The Office of the Deputy Prime Minister (ODPM) has recommended that the timescale for monitoring should commence from the 1st April 2004. Therefore, in terms of monitoring progress in the preparation of documents for the Local Development Framework, Bassetlaw District Council's first Annual Monitoring Report will cover the period 1st April 2004 to 31st October 2005. However, in order to maintain continuity and consistency in the monitoring of policy implementation, and given the time required to gather and process such data, the figures contained in the Annual Monitoring Report relating to housing and employment development will cover the period 1st April 2004 to 31st March 2005. Similarly, it is intended that subsequent Annual Monitoring Reports will examine such monitoring data for each preceding financial year.

2.4 Paragraph 2.1 above sets out five key monitoring tasks, which must be undertaken by Local Planning Authorities. The following table sets out the particular requirements that Local Planning Authorities will need to address when formulating an Annual Monitoring Report.

Table 1 - Matters to be addressed in Annual Monitoring Reports

- | | |
|---|---|
| <p>(i) Whether the timetable and milestones for the preparation of documents set out in the local development scheme have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reasons why;</p> <p>(ii) Whether policies and related targets in local development documents have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reasons why;</p> <p>(iii) What impact the policies are having in respect of national and regional targets and any other targets identified in local development documents and not covered by (ii) above. Local Planning Regulation 48(7) specifically requires information to be provided on net additional dwellings and local planning authorities should produce housing trajectories to demonstrate how policies will deliver housing provision in their area.</p> | <p>(iv) What significant effects, implementation of the policies is having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are as intended;</p> <p>(v) Whether the policies in the local development document need adjusting or replacing because they are not working as intended;</p> <p>(vi) Whether the policies need changing to reflect changes in national and regional policy;</p> <p>(vii) The extent to which any local development order, where adopted, or simplified planning zone is achieving its purposes and if not whether it needs adjusting or replacing; and</p> <p>(viii) If policies or proposals (including Local Development Orders or Simplified Planning Zones scheme) need changing, the actions needed to achieve this.</p> |
|---|---|

Source: Table 3.2 Local Development Framework Monitoring: A Good Practice Guide

2.2 In order to meet the requirements of the Act, in terms of sustainable development, the performance of Local Plan policies will be monitored in terms of their performance. The Annual Monitoring Report will measure the extent to which Local Plan policies are being met, with measures in place to assess any policies, which are under achieving, and steps for suggested alterations where policies are not working.

3.0 Policy Context

3.1 The diverse and changing character of Bassetlaw District is influenced by a wide range of factors, including patterns of housing, employment, and retail development, and the prevailing characteristics of the natural and built environment. As such the objectives contained in the earlier Local Plan, and emerging Local Development Framework, are influenced not only by a variety of social, economic and environmental issues, but also the wider objectives of Bassetlaw District

Council as whole. There are interdisciplinary crossovers with other Council Strategies and Policy Documents, including the Strategic Plan, Community Plan and the emerging Nottinghamshire & Nottingham Joint Structure Plan (2006-2021). When combined these influences provide a baseline of information and key objectives, which will assist in the overall monitoring of the Local Plan/Local Development Framework.

3.2 The Office of the Deputy Prime Minister (ODPM) published 'Local Development Framework Monitoring: A Good Practice Guide' which outlines a set of Core Output Indicators that Local Planning Authorities are required to monitor on an annual basis. However, the Government recognises that due to current monitoring patterns, not all Core Indicators are currently conducted on an annual basis. Bassetlaw District Council is aware that more resources need to be committed to achieving all the goals set out in the guidance and is therefore putting together measures to ensure greater data collection in subsequent Annual Monitoring Reports.

- 3.3** The Regional Spatial Strategy for the East Midlands (RSS8) currently provides guidance for all planning authorities within the East Midlands region. In consideration of the Planning & Compulsory Purchase Act 2004, the former Regional Planning Guidance for the East Midlands (RPG8) took on the role of Regional Spatial Strategy for the East Midlands (RSS8). The latest version of RSS8 was published in March 2005. It is anticipated that in 2007 a new Regional Spatial Strategy will be adopted.
- 3.4** The Nottinghamshire Structure Plan Review (1996) currently provides strategic countywide planning policy. The Structure Plan will be replaced in due course by the emerging Nottinghamshire and Nottingham Joint Structure Plan and will cover the period 2001-2021, providing strategic policies for development across the Nottinghamshire region. It is intended that the Joint Structure Plan will be adopted in late 2005. However, once the new version of RSS8 is in place, it is intended that the Structure Plan will cease to have a strategic planning role.
- 3.5** The Bassetlaw Local Plan was originally placed on deposit in April 1995 and was subject to a Public Local Inquiry in 1998. Subsequent to the Inquiry two sets of Modifications were agreed and published in September 1999 and December 2000. Due to delays in the preparation of the Local Plan, changing local circumstances and new national policy developments, the Council resolved in 2001 that the current Local Plan not be formally adopted. Alternatively it was approved for Development Control purposes as a non-statutory document.
- 3.6** A key part of the Local Development Framework process concerns the concept of sustainable development: that being the aim of meeting the needs of the current generation without compromising the ability of future generations to meet their needs. The production of a Sustainability Appraisal must be completed for each Development Plan Document to

ensure key sustainability objectives will be met. Each Sustainability Appraisal must be underpinned by an overall Scoping Report and Baseline Assessment. However, at the time of writing the district-wide Sustainability Appraisal Scoping Report and Baseline Assessment is awaiting completion, as is the Core Strategy Preferred Options document and related Sustainability Appraisal. Detailed Sustainability Appraisal objectives have therefore not yet been set. Thus, this first Annual Monitoring report does not include indicators in relation to such objectives.

- 3.7** The Annual Monitoring Report will monitor using three distinct types of indicators, which are described in detail below:

- **Contextual Indicators** – the purpose of these indicators is to provide a baseline against which to consider the effects of policies and to inform the interpretation of output and significant effects indicators. Contextual indicators reflect the increasing importance of taking into account social, environmental circumstances, which exist in an area, examples include population size and unemployment levels.
- **Core Indicators** – these indicators measure quantifiable physical activities, which are directly related to, and are a consequence of the implementation of planning policies. They will be guided by the key spatial and sustainability objectives of the Local Development Framework. The ODPM 'Local Development Framework Monitoring: A Good Practice Guide', sets out the requirements of the Core Indicators and Local Planning Authorities have a duty to consistently collect and monitor information relating to them.
- **Local Indicators** – local indicators are specific to the local area and they should address the outputs of policies not covered by the Local Development Framework Core Output Indicators.

4.0 The Local Development Scheme and its Implementation

The Local Development Scheme, which was agreed by the Secretary of State in June 2005 and approved by Bassetlaw District Council in August, outlines the documents that will comprise the Local Development Framework, and provides a programme for the preparation of those documents. The Local Development Scheme has three main purposes:

- To provide information about the documents that will make-up the new Local Development Framework and explain their purposes
- To set out a timetable for the publication of different parts of the Local Development Framework and supporting documents
- To set out a timetable for monitoring and review of the Local Development Framework

The first document to be produced under the agreed and approved Local Development Scheme is the Statement of Community Involvement. Production began in January 2005 in accordance with the intended schedule. In accordance with the Town and Country Planning (Local Development) (England) Regulations 2004, the First Draft Statement of Community Involvement was sent out for public consultation in April 2005, amendments were made and the Submission Draft Consultation period began on the 29th August for a period of 6 weeks. Examination and adoption is anticipated to occur in 2006 as planned. This document is therefore being completed on target with the agreed timetable.

Preparation work started on the Core Strategy in June 2005. In accordance with the Local Development Scheme, it was intended that consultation on the Preferred Options would commence by the end of September 2005. However, publication of the Preferred Options has been delayed by external factors in relation to the concurrent Sustainability Appraisal, which in turn is dependent on the overall Scoping and Baseline report as explained above. It is now intended that consultation on the Preferred Options document will begin in January 2006. The implications for later stages of the

Core Strategy include delayed adoption of the Core Strategy, with Submission not before June 2006, Examination in December 2006 and Adoption in July 2007.

It is currently being considered whether a revised Local Development Scheme should be published.

However, it is not envisaged that any effects will be had on the remaining Development Plan Documents, namely the Primary Development Control Policies, the Proposal Section and the Proposals Maps. Production of these documents is intended to be commenced in January 2007 in accordance with the GANNT chart set out in Appendix 1 which illustrates the agreed Local Development Scheme.

It should be noted that it is intended to include detailed policies for the town centres of Worksop and Retford within Primary Development Control Policies and Proposal Section. It is therefore not proposed to produce specific Area Action Plans for these centres, or other areas of the district as this would add further to the process and overstretch the resources currently available.

From 2008 onwards it is intended that Supplementary Planning Documents will be prepared, and parts of the main Development Plan Documents may also be revised. A revised Local Development Scheme will be published when appropriate to illustrate these policy developments. Although no firm decisions have been made at this time, it is likely that the first Supplementary Planning Document's to be produced will include:

- Housing Design and Layout
- Householder Developments
- Planning Contributions
- Affordable Housing Provision in New Developments
- Open Space Provision in New Developments
- Telecommunications
- Renewable Energy Developments
- Listed Buildings and Conservation Areas

Although it is not intended to commence work on any of the above Supplementary Planning Documents until 2008, if changing circumstances dictate it necessary, interim draft supplementary planning documents may be produced in the meantime.

5.0 Saved Documents/Policies

The Planning and Compulsory Purchase Act 2004 makes provision for existing adopted Development Plans to be saved up to three years prior to the publication of Adopted Development Plan Documents for the new Local Development Framework.

It is Bassetlaw District Council's understanding that as adoption is imminent, the Nottinghamshire and Nottingham Joint Structure Plan will be saved until 2007. Similarly, the most recent Minerals and Waste Local Plans will be saved.

The current Local Plan for Bassetlaw has never been formally adopted under statute. Therefore it cannot be saved under the provisions of the Act. However, until the Local Development Framework is fully adopted the existing Local Plan and supplementary planning guidance will carry significant weight in the determination of planning applications.

6.0 Contextual Indicators

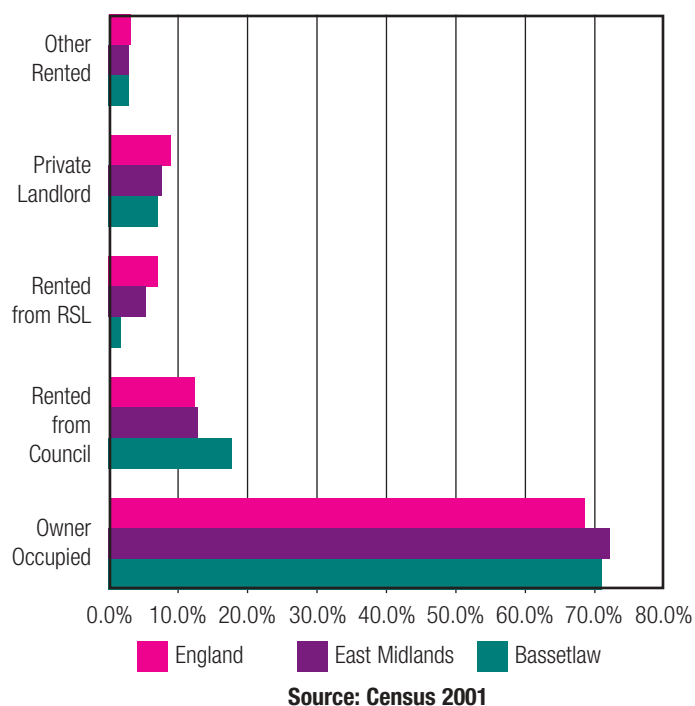
The Bassetlaw District covers approximately 64,000 hectares almost 1/3 of the area of Nottinghamshire, with two main population centres of Worksop (40,900) and Retford (21,145). The district has a population of 107,713 (2001 Census), of which 49% are male and 51% female. The population age structure for the district is illustrated below.

In general the population of Bassetlaw is broadly in line with the East Midlands and England as a whole, with a slightly lower than average 18-24 age range (6.8% Bassetlaw, 8.3% East Midlands and 8.4% England) and a higher than average 45-64 population age range (26.1%, 24.5% and 23.7% respectively).

Chart 1: The Population Age Structure of Bassetlaw



Chart 2: Housing Tenure



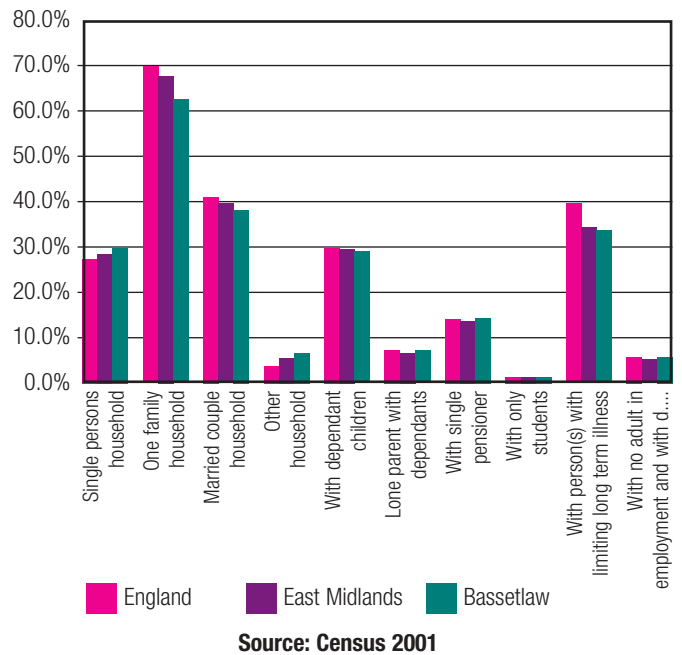
The majority of housing within the District is owner-occupied (71%), which is slightly above average for England (68%). However, the District as a whole has a higher than average percentage (18%) of council rented dwellings compared to the national average (13%).

The majority of housing across the Bassetlaw District comprises of semi-detached and terraced dwellings, which is comparable to the East Midlands and England as a whole. The District (6%) and East Midlands (9%) region have a considerably lower than average percentage of flats, maisonettes and apartments when compared to England as a whole (19%).

Chart 3: Housing Type



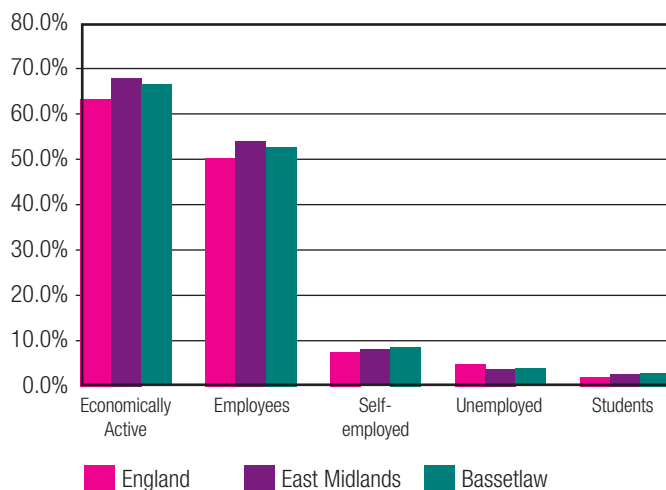
Chart 4: Household Composition



The household composition of the Bassetlaw District is broadly comparable with the East Midlands and England, the most notable difference being a greater percentage (69%) of one family households compared to England (63%)

Table 5 and 6 below provide information relating to economic activity/inactivity within the Bassetlaw District, the East Midlands and England. The key points are as follows:

- Bassetlaw has a lower % population economically active (63%) compared to the east Midlands region (67%) and England (66%)
- The student population in the Bassetlaw District is 1.5% compared to 2.5% in England
- There is a higher retired population percentage in the Bassetlaw District compared to the East Midlands (14%) and England (13%).

Chart 5: % of Population Economically Active

Source: Census 2001

Chart 6: % of Population Economically Inactive

Source: Census 2001

7.0 Core/Local Output Indicators

Housing

Each year the Council undertakes a Housing Land Availability Survey in order to monitor the supply of housing within the District. A summary and analysis of the results of the survey is provided in the following section and forms the monitoring requirements of the Annual Monitoring Report.

Table 2: Housing Provision, Housing Completions, Commitments and Requirements

	1st April 2004 - 31st March 2005
Net additional dwellings completed since the start of the Bassetlaw Local Plan (1st April 1995 – 31st March 2005)	4187
Net additional dwellings completed since the start of the Structure Plan (1991-1994)	1719
Total dwelling completions 1991-2005	5906
Projected net additional dwellings anticipated up to the Structure Plan period 2011:	
(i) Outstanding Planning Permissions	1395
(ii) Allocated housing sites without planning permission and windfall estimates	1253 ³
(iii) Total	2648
Total Housing Provision 1991-2011	8554
Structure Plan Policy 1991-2011	8000
Annual net additional dwelling requirements to meet the structure plan (2011)	nil

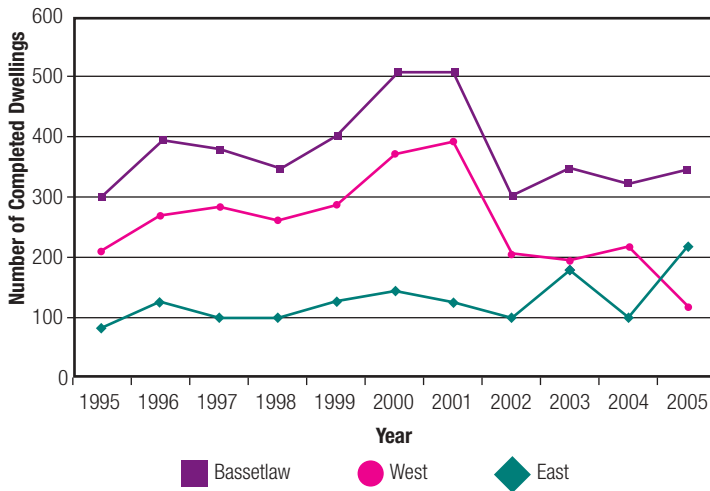
Planning Policy Guidance 3 – Housing, encourages giving priority to the re-use of Brownfield land in preference to the development of Greenfield sites. Therefore the figure relating to the provision of dwellings excludes the potential for dwellings to be built on Greenfield land, in line with government guidance. A total of 326 dwellings were built during the period 1st April 2004 – 31st March 2005.

¹ Full & Outline planning permissions taken from the Housing Land Availability Position Statement 2004-05

² Sites identified in the Bassetlaw Local Plan for future housing development

³ This figure concerns Brownfield land only

Chart 7: Housing Completions 1995-2005

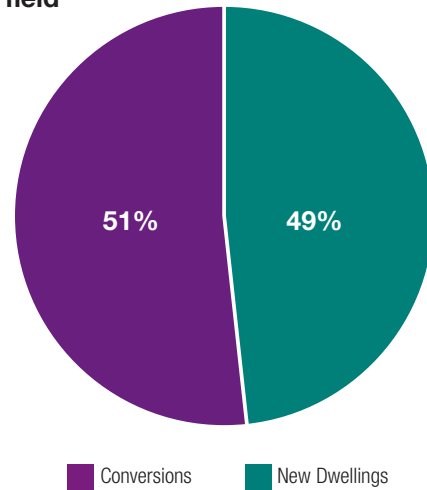


The Nottingham Structure Plan Review (1996) states that 8000 dwellings should be provided in Bassetlaw during the period 1991-2011. Monitoring of residential development shows that during this period 5906 dwellings were built.

The emerging Nottinghamshire and Nottingham Joint, which will replace the Nottingham Structure Plan Review (1996) sets a target of 1800 dwellings to be provided in the Bassetlaw District during the period 2001-2021. The emerging plan proposes that residential development is divided between East and West Bassetlaw on the basis of 1200 houses in the East (including Retford), and 600 in the West (including Worksop).

Housing land availability data indicates that land is currently available with planning permission for a further 1395 dwellings and a further potential 85 dwellings could be accommodated on Brownfield land allocated for housing development as identified in the current Local Plan. Brownfield Windfall estimates, taken from the 2003 Urban Capacity Study identify a further 1168 potential dwellings could be accommodated within the district.

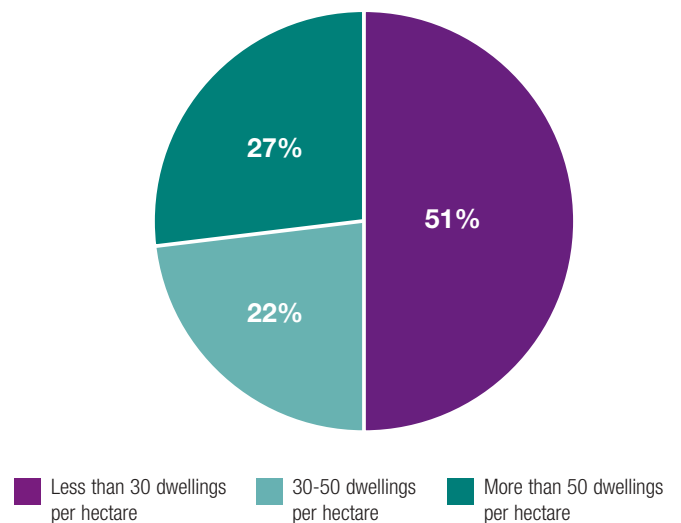
Chart 8: % of New & Converted Dwellings on Brown field



Source: Housing Land Availability Position Statement (2005)

Having regard to the previous years monitoring figures relating to the percentage of new and converted dwellings required to meet overall housing targets, as identified in chart 8 above, it is clear that, as shown in table 2, the Bassetlaw District does not require any additional dwelling allocations to meet current structure plan policies.

Chart 9: Average Dwelling Completion Density 2005



Source: Housing Land Availability Position Statement (HLAPS) 2005

Planning Policy Guidance 3: Housing advises that densities of less than 30 dwellings per hectare, is not normally accepted. Policy 5/7a of the Bassetlaw Local Plan encourages higher densities in accordance with this guidance. The tables above show that during the current monitoring period 49% of dwellings built were over 30 dwellings per hectare. Owing to the predominantly rural nature of the Bassetlaw District this figure is considered acceptable.

Table 3– Affordable Housing Completions
April 1st 2004 – 31st March 2005

Affordable dwellings completed	8
Affordable dwellings granted planning permission	15

In order to assess the development of Affordable Housing in more depth, it is desirable that a further review of the operation of the current policy be undertaken.

In conclusion, the residential allocations contained in the current Local Plan will be reviewed as part of the Local Development Framework. It is anticipated that in line with government guidance relating to the re-use of Brownfield land, interim planning guidance may be put in place on residential provision.

Employment

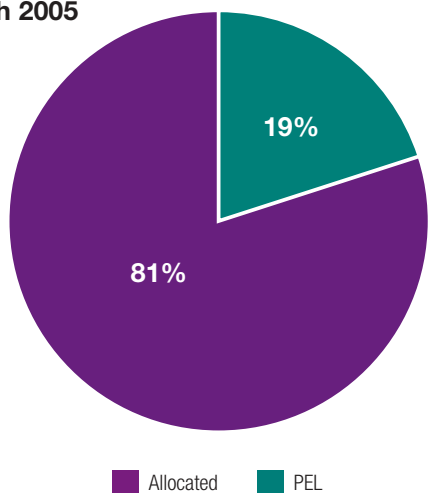
Each year the Council carries out an Employment Land Survey in order to monitor employment land take-up and availability of land to meet future development requirements. The survey considers the development of sites subject to planning permission and includes land, which is allocated and protected for employment development in the Local Plan. The results of the survey and analysis are used as a basis for monitoring local plan policies. A summary of the results of the survey is provided in the following section and forms the monitoring requirements of the Annual Monitoring Report.

Table 4 - Employment/Business Development - 1st April 2004 – 31st March 2005

	Employment Type	East (m ²)		West (m ²)	
		Brownfield	Greenfield	Brownfield	Greenfield
1a - Amount of floorspace developed for employment by type ⁴	B1	n/a	n/a	n/a	n/a
	B2	n/a	n/a	n/a	n/a
	B8	n/a	n/a	n/a	n/a
	Mixed	33 000	0m ²	359 000	35 000
1b - Amount of floorspace for employment, by type, which is in development and / or regeneration areas defined in the Local Plan	B1	n/a	n/a	n/a	n/a
	B2	n/a	n/a	n/a	n/a
	B8	n/a	n/a	n/a	n/a
	Mixed	33 000	0m ²	359 000	35 000
1c - Amount of floorspace for employment, by type, which is on Brownfield land	B1	n/a	n/a	n/a	n/a
	B2	n/a	n/a	n/a	n/a
	B8	n/a	n/a	n/a	n/a
	Mixed	33 000	0m ²	359 000	35 000
1d - Employment land available by type	B1	n/a	n/a	n/a	n/a
	B2	n/a	n/a	n/a	n/a
	B8	n/a	n/a	n/a	n/a
	Mixed	511 000	459 000	336 000	396 000
1e - Losses of employment land in (i) employment/regeneration areas and (ii) local authority area	(i)	0m ²	0m ²	0m ²	0m ²
	(ii)	0m ²	0m ²	0m ²	0m ²
1f - Amount of employment land lost to residential development	n/a	0m ²	0m ²	0m ²	0m ²

⁴ The employment land designations contained in the Bassetlaw Local Plan does not apportion land between B1, B2 & B8, all sites are therefore designated for 'mixed' employment development

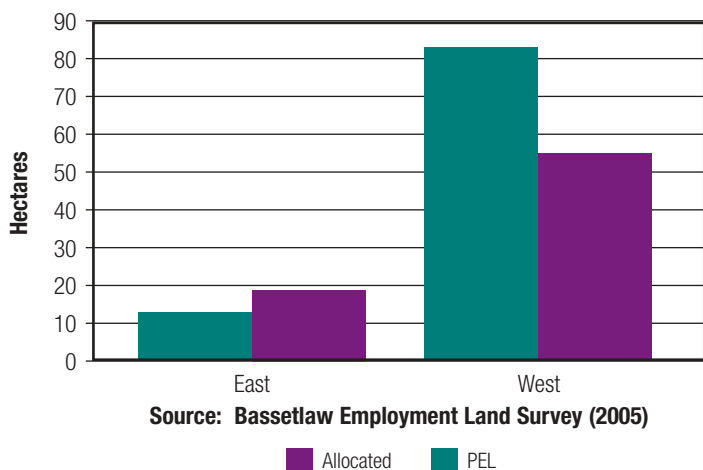
Chart 10: Employment land available, on Protected Employment Land (PEL) and Allocated Sites, as at 31st March 2005



Source: Bassetlaw Employment Land Survey 2005

The employment allocation in the Structure Plan Review (1996) is for 290ha of land to be provided across the Bassetlaw District from 1991-2011. The Council's monitoring of the amount of take-up of employment land indicates that between 1991-2005 approximately 120 ha of land was developed for employment use, which leaves approximately 170 ha of allocated and protected employment land available for development, this figure is illustrated, in terms of East and West Bassetlaw, in the following chart.

Chart 11: Amount of Employment Land Available for Development on Protected Employment Land (PEL) and Allocated Land in East & West Bassetlaw



Source: Bassetlaw Employment Land Survey (2005)

In considering the take-up of employment land it is also important to consider the requirements of the emerging Nottinghamshire and Nottingham Joint Structure Plan (2001-2021). At the Proposed Modifications stage the emerging plan suggests that the provision of employment land continues to be apportioned on the basis of an East/West split. It proposes that in the East of the District there is a need to reduce the current provision of employment land by 41 ha, to give a total of 40 ha. In contrast it is recommended that a further 59 ha of employment land be provided in the West of Bassetlaw, giving a total provision of 180 hectares. Of the new employment provision in the West of the District, 25 ha should be located in the north-west of the District to benefit from the development of the Robin Hood Airport near Doncaster.

Transport

The ODPM 'Local Development Framework Monitoring: Good Practice Guide' sets out the following Local Development Framework Core Output Indicators for transport:

Table 5 - Transport

1st April 2004 – 31st March 2005	
3a	The amount of completed non-residential development within Use Classes Order A, B and D complying with car-parking standards set out in the Local Development Framework/Local Plan
3b	Amount of new residential development within 30 minutes public transport time of: a GP; a Hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)

Currently Bassetlaw District Council does not monitor the above indicators, and therefore cannot provide related data. However, the Council is aware of the importance of sustainable development and thorough monitoring in order to ensure the effectiveness of planning policies. It is anticipated that data for the above indicators will be available for the monitoring period 1st April 2005-31st March 2006.

Local Services

Bassetlaw District has two main retailing centres, namely Worksop and Retford. In June 2003 a survey was conducted to identify the different uses within these defined centres. The survey indicated that a relatively good mix of uses was evident within each centre. This survey has not been updated to date, however, work was started on updating the survey in August 2005, it is therefore anticipated that retailing information will be available for the monitoring period 2005/06. The nature of Worksop and Retford in terms of size and scale has resulted in no planning permission being granted for retail development, which exceeds the threshold defined in the ODPM Core Output Indicators, Regional Monitoring, therefore no data is available for this monitoring period.

The amount of eligible green spaces should be monitored in the Annual Monitoring Report. The Green Flag award is a marker of good quality management and maintenance of green spaces and is awarded to open space, which is freely accessible to visiting members of the public. There are currently no open spaces with Green Flag status in the Bassetlaw District.

Minerals and Waste

Information relating to the production of primary, secondary and recycled aggregates, the capacity of waste management facilities by type and the amount of municipal waste are monitored by the relevant Mineral and Waste Planning authority (Nottinghamshire County Council), and are therefore not relevant to the Bassetlaw Annual Monitoring Report.

Flood Protection and Water Quality

The number of planning permissions granted contrary to the advice provided by the Environment Agency on either flood defence grounds or water quality should be monitored by the local authority, there were no planning permissions granted contrary to advice provided by the Environment Agency on either flood defence grounds or water quality. The Council is aware of the importance of the need to protect the quality of the District's water and the need to ensure no adverse effects result from development, the Council therefore takes onboard the advice provided by the Environment Agency relating to flooding, water quality, and other related advice and seeks to ensure development respects the likely risks relating to potentially adverse outcomes.

Biodiversity

The following Core Output Indicator relates to biodiversity and should be included in future Annual Monitoring Reports:

Table 6 - Biodiversity

1st April 2004 – 31st March 2005	
8	Change in areas populations of biodiversity importance, including: <ul style="list-style-type: none"> (i) change in habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

The Nottinghamshire Biological and Geological Record Centre provide information regarding biodiversity. However, this information was not available at the time of writing this report.

Renewable Energy

The amount of renewable energy types, includes bio fuels, inshore wind, water, solar energy and geothermal energy, should be monitored by installed capacity type, in megawatts. The above indicator refers to commercial undertakings which export to the national grid and does not take account of small-scale development, such as those relating to individual dwellings. During the monitoring period 1st April 2004 – 31st March 2005 no planning permissions were granted approval which required monitoring within the above indicator.

Local Development Orders & Simplified Planning Zones

There are no Local Development Order's or Simplified Planning Zone's in the Bassetlaw District and the Council has no plans to designate any in the future.

Listed Buildings and Conservation Areas

Table 7 - Number, by type of Listed Buildings within Bassetlaw

Grade of Building	Number of Buildings	Number of Buildings at Risk
Grade 1	42	4
Grade 2*	53	6
Grade 2	968	81
Total	1063	91

Source: Historic Buildings at Risk in Nottinghamshire (2004)

As can be seen from the table above there are 91 buildings at risk in the Bassetlaw District, this equates to approximately 8% of the total figure.

There are 18 Conservation Areas within the District, these are not subject to Article 4 Directives and are not currently under review. It is envisaged that a full appraisal of all conservation areas will be undertaken during the next 3 years; however at the time of compiling this report the post of a Conservation Officer is vacant and there is therefore an issue of staffing resources.

Bassetlaw District Council has secured funding from English Heritage and Nottinghamshire County Council to launch a Heritage Economic Regeneration Scheme for Worksop, which aims to repair and reinstate certain historic buildings and features within the defined Conservation Area. Funding was also secured through the Heritage Lottery Fund, for a Townscape Heritage Initiative for the Retford Conservation Area. Both schemes were successfully launched in August and September 2004.

Glossary

Annual Monitoring Report (AMR) – part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully implemented.

Contextual changes – measure changes in the wider social, economic and environmental background against which policies operate and relate to policy outputs within a local area.

Core Strategy (CS) – A Development Plan Document setting out the objectives to underpin the more detailed policies and proposals of the Local Development Framework. Also including a Spatial Framework.

Development Control – The process whereby a local planning authority manages, shapes and considers the merits of a planning application and whether it should be given planning permission with regard to the development plan.

Development Plan (DP) – The adopted planning policy documents setting out the key criteria for consideration when a planning application is being determined. The Development Plan would previously have comprised the Structure Plan, the Local Plan, and the Minerals and Waste Plans (when adopted). However, under the new Planning & Compulsory Purchase Act 2004, from 2007 the Development Plan will comprise the Regional Spatial Strategy and the Local Development Framework (which in due course may include policies for Minerals and Waste). In the interim, both the policies of the emerging Structure Plan and the Regional Spatial Strategy are relevant to the decision making process.

Development Plan Documents (DPD's) – The main documents within the Local Development Framework that set out planning policy. It is proposed that the Development Plan Documents for Bassetlaw will be the Core Strategy, the Primary Development Control Policies, the Proposals Section and the Proposals Maps. The policies within the Development Plan Documents will establish the fundamental criteria to be considered when planning applications are being determined.

Local Development Documents (LDD's) – The variety of documents comprising the Local Development Framework.

Local Development Framework (LDF) – A set of inter-related planning policy documents for the District and other documents related to the preparation, implementation, monitoring, and review of that planning policy. The Local Development Framework is required by the Planning & Compulsory Purchase Act 2004 and the policies contained within the Development Plan Documents will ultimately replace the Bassetlaw Local Plan as the main consideration when planning applications are being determined.

Local Development Orders (LDO's) – An order made by the local planning authority extending permitted development rights for certain forms of development, with regard to a relevant Local Development Document.

Preferred Options Document – Produced as part of the preparation of Development Plan Documents, and is issued for formal public participation as required by Regulation 26.

Primary Development Control Policies (PDCP) - A Development Plan Document setting out policies on a range of land-use and development topics which will apply across the district, in some cases to designated areas only.

Proposals Map – A Development Plan Document mapping out the district and showing the areas to which specific policies and proposals.

Proposals Section – A Development Plan Document setting out the proposals for specific sites e.g. sites allocated specifically for housing development.

Regional Planning Guidance (RPG) – Regional planning policy and guidance issued for each region in England by the Secretary of State. RPG8 for the East Midlands has become Regional Spatial Strategy (RSS8).

Regional Spatial Strategies (RSS) – The replacement for RPG. Sets out the region's policies in relation to the development and use of land and will form part of the Development Plan. RSS8 is the relevant document for the East Midlands region.

Saved policies/Saved Plan – Policies contained in Unitary Development Plans, Local Plans, and Structure Plans that are saved in the preparation, alteration and continuing review of all Local Development Documents

Simplified Planning Zone (SPZ) – An area in which a local planning authority wishes to stimulate development and encourage investment. It operates by granting planning permission for specific uses and operations in the zone without the need for planning applications, and the payment of fees.

Strategic Environmental Assessment Directive (SEAD) – European Directive 2001/42/DC on the assessment of the effects of certain plans and programmes on the environment.

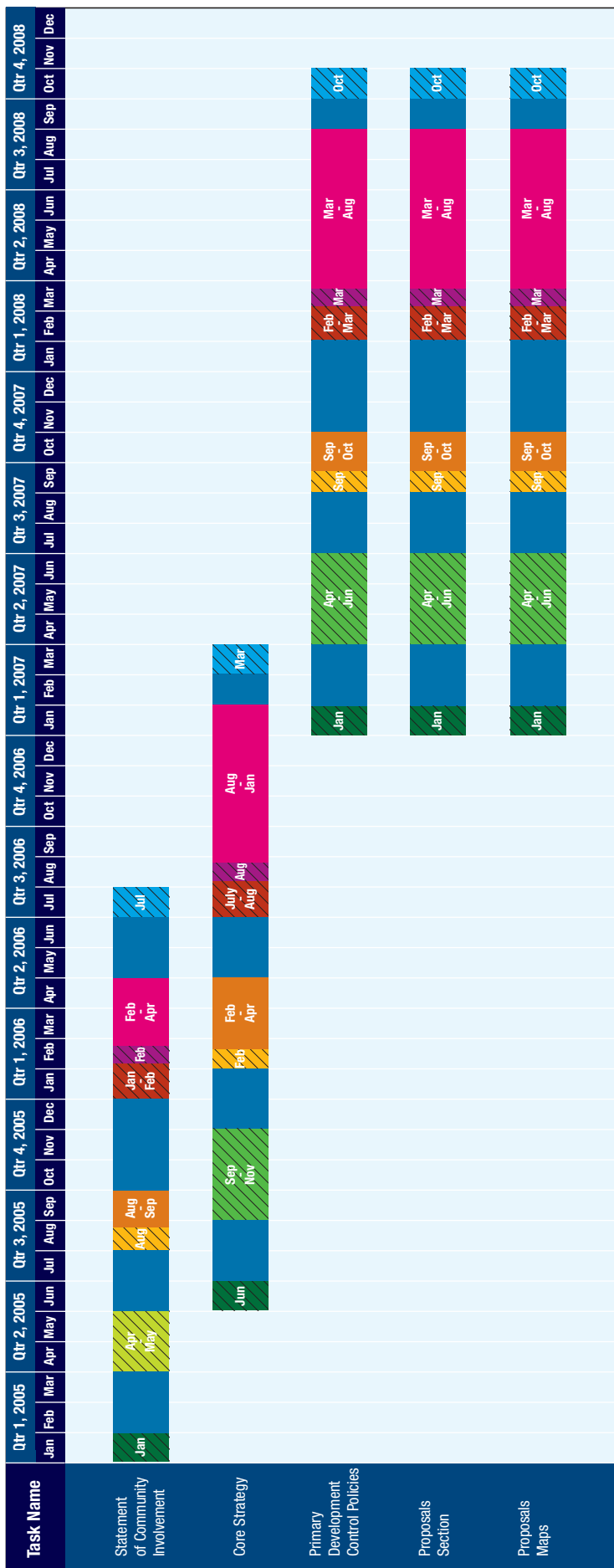
Strategic Environmental Assessment (SEA) – generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.

Sustainability Appraisal (SA) – generic term used to describe the form of assessment that considers social, environmental, and economic effects, and which fully incorporates the requirements of the SEA Directive.

Statement of Community Involvement (SCI) – A document setting out the methods that will be used to engage and consult with the community during the preparation of the Development Plan Documents, the Supplementary Planning Documents, and in the future handling of planning applications.

Supplementary Planning Documents (SPD's) – Documents that will be used to add further details to key areas of planning policy, so assisting in the interpretation and implementation of policies within the Development Plan Documents.

Appendix 1 – Timetable for the Preparation of the Local Development Framework



Key

- Commencement of preparation
- Public participation on preferred options
- Public participation on first draft
- Public participation on submission draft
- Commencement of examination
- Public participation
- Adoption
- Background research & development
- Submission to Secretary of State
- Pre-examination meeting period
- Examination & reporting period
- Key milestones

Appendix 2 –

Use Classes Order 2005

A1 – Shops

Shops, Post Offices, Travels Agencies & Tickets agencies, Hairdressers, Funeral Directors & Undertakers, Domestic Hire Shops, Dry Cleaners, Sandwich Bars (Or other cold food sales consumed off site), Internet Cafes

A2 – Financial & Professional Services

Banks, Building Societies & Bureau de Change, Professional Services (other than Health or Medical Services), Estate Agents & Employment Agencies. Other Services including Betting shops – where services are provided to visiting members of the public

A3 – Restaurants and Cafes

Use for the sale of food for consumption on the premises

A4 – Drinking Establishments

Public Houses, Wine bars and any other drinking establishment

A5 – Hot Food Takeaway

Use of the sale of hot food for consumption off the premises

B1 – Business

Offices other than in Class A2, Research and Development, laboratories, Studios, Light Industry

B2 – General Industry

Other than those classified in B1

B8 – Storage or Distribution

Wholesale Warehouses, Distribution Centres & Repositories

C1 – Hotels

Hotels, Boarding Houses & Guest Houses – generally where no ‘care’ is provided

C2 – Residential Institutions

Hospitals, Nursing Homes, Residential Education and Training Centres – generally where an element of ‘care’ is provided

C3 – Dwellings Houses

Dwellings for individuals, families or not more than 6 people living together as a single household. Students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community

D1 – Non-residential Institutions

Medical & Health Services – Clinics and Health Centres, Crèche, Day Nursery, Day Centres & Consulting Rooms (not attached to the Consultants or Doctors house), Museums, Public Libraries, Art Galleries, exhibition Halls, Non-residential Education & training Centres, Places of Worship, Religious Instruction & Church Halls

D2 - Assembly & Leisure

Cinemas, Dance & Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls & Casinos. Other Outdoor & Indoor Sports & Leisure Uses, not involving motorised vehicles or firearms

Sui generis

For example Petrol Filling Stations

Appendix 3 –

Local Development Framework Core Output Indicators Descriptions

BUSINESS/EMPLOYMENT DEVELOPMENT

Definitions

1a: Employment type is defined by Use Class Orders (UCOs) B1 (a), (b) and (c), B2 and B8. Amounts should be defined in terms of completed gross internal floorspace (m²).

Gross internal floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation eg toilets but excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5%.

Note: Category B1a is also captured under the Local Services indicator 4a. Care should be taken to avoid double counting where the analysis of office space is involved.

1b: Measuring the amount of completed gross internal floorspace (m²) for B1 (a), (b) and (c), B2 and B8, within employment or regeneration areas defined and allocated in the local development framework.

1c: The amount and percentage of completed gross internal floorspace (m²) of B1 (a), (b) and (c), B2 and B8 upon previously developed land (as defined in Annex C of PPG3 (March 2000)).

HOUSING

Definitions

The definition of dwelling (in line with the 2001 Census) is a self-contained unit of accommodation. Self-containment is where all the rooms in a household are behind a door, which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling.

Therefore, a dwelling can consist of one self-contained household space or two or more non-self-contained spaces at the same address.

Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions. 2a (ii) should give figures for net additional and gross dwellings. 'Current year' means the previous financial year which the AMR is reporting upon.

2a (iii): projected dwellings relate to sources of net additional dwellings to meet the requirement in the relevant development plan document. These must be based upon firm evidence of the contribution of the various components of housing supply that make up the total allocation. This will include: (i) C3 outstanding planning permissions, (ii) adopted allocations (without planning permission) in local development frameworks, and (iii) windfall estimates as well as any other dwelling sources, including those identified in urban housing capacity studies.

2a (iv): annual net additional dwelling requirement is the annual rate of housing provision required in the relevant development plan document. As an interim measure, prior to the adoption of a development plan document requirement, an annualised average (ie total number of net additional dwellings to be provided by the plan divided by the number of years it covers) or housing requirement as specified in the relevant regional spatial strategy can be used as a proxy.

2a (v): this relates to the number of net additional dwellings required over the remaining plan period to meet the overall housing requirement set out in the relevant development plan document. It should take into account net additional dwelling completions identified in (i) & (ii) and should be expressed as a residual annual average.

2b: comparing (in percentage terms) numbers of completed dwellings (gross) and conversions of existing buildings provided on previously developed land (as defined in Annex C of PPG3), against total gross dwellings.

2c: new dwellings (gross) completed in each of the three different net density ranges as a percentage of total dwellings (gross). Definition of net density is set out in Annex C of PPG3 (March 2000).

2d: measuring gross and net additional affordable housing dwellings completed. Affordable housing is defined as: (i) wholly funded through registered social landlord and or local authorities, (ii) wholly funded through developer contribution or (iii) funded through a mix of public subsidy and developer contribution.

TRANSPORT

Definitions

Amount also includes the percentage.

Residential development is the net additional dwellings for the current year. Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions. 2a (ii) should give figures for net additional and gross dwellings. 'Current year' means the previous financial year which the AMR is reporting upon.

Public transport time: The calculation of public transport time is a threshold measure which can be calculated by using local timetables; interchange times on scheduled arrival times of connecting public transport services and walking distances to access points. (Further guidance and examples of threshold measures can be found in the DfT Technical Guidance on Accessibility Planning in Local Transport Plans¹).

When measuring from large sites, measurement should be taken from the most relevant major public transport nodal point(s) within that area or where this is not possible the most appropriate access point(s).

GP/Hospital: GPs' surgeries and hospitals are NHS facilities as identified by the Department of Health database. Further details can be found on the NHS Gateway website.

Primary/secondary schools: State schools as identified by DfES in its database (EduBASE).

Major Retail Centres: The areas identified as being city, town, or district centres (as defined in PPS6) identified in the local development framework and on the adopted proposals map. Major retail centres should also include any out of centre or out of town regional and sub regional shopping centres that authorities feel meet a range of the criteria set out in Table 3 of Annex A of PPS6 (March 2005).

Areas of Employment: Identified as those super output areas that have 500+ jobs within them. Super output areas are area units used in the ONS NOMIS census data. This assists with identifying out of town employment sites such as factories or industrial parks.

LOCAL SERVICES

Definitions

4a: The completed amount of gross internal floorspace (m²) for UCOs B1 (a), A1, A2 and D2. Where development is for UCO A1 the amount (m²) of trading floorspace, of the total gross internal floorspace (m²) should be provided. Trading floorspace is defined as sales space which customers have access to (excluding areas such as storage).

Gross internal floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation eg toilets but excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5%.

Note: Category B1a is also captured under the Business Development indicators. Care should be taken to avoid double counting where the analysis of employment space is involved.

4b: The amount and percentage of completed gross internal floorspace (m²) of B1 (a), A1, A2 and D2 occurring in town centres. Town centres are defined in the local development framework and on the adopted proposals map.

4c: The amount and percentage of total open space managed to Green Flag Award standards. Figures should be given in hectares.

Open space is defined as all publicly accessible open space, whether public or privately owned. Data for total open spaces should be available from authorities' audits of open spaces

and recreation facilities as required by PPG172. Eligible open space means areas that are managed to Green Flag Award scheme standards, ie they do not have to have the award itself. The award is a marker of good quality in the management and maintenance of green spaces and can be awarded to any freely accessible public park or green space that meets the standard. This can include town parks, country parks, formal gardens, nature reserves, local nature reserves, cemetery and crematoria, water parks, open spaces, millennium greens, sites of special scientific interest and woodlands. Sites need not be in local authority or public ownership but there should not be any charges made, or undue restrictions, on entry to the park or green space. Independent verification of whether a space has reached the standard is made through the award of the Green Flag or Green Pennant Awards are made on an annual basis (see www.greenflagaward.org.uk or tel **0151 709 1969** for more details).

FLOOD PROTECTION AND WATER QUALITY

Definitions

This is a proxy measure of (i) inappropriate development in the flood plain and (ii), development that adversely affects water quality.

BIODIVERSITY

Definitions

'Change' to be considered in terms of impact of completed development, management programmes and planning agreements. Measurement includes additions and subtractions to biodiversity priority habitats (hectares) and numbers of priority species types. Regional targets for biodiversity priorities are compiled by regional biodiversity partnerships, reflecting those in the national biodiversity action plan and those agreed by local biodiversity partnerships at the sub-regional level. Priority habitats and species are found in designated sites and the wider landscape.

Areas of environmental value should be measured in hectares.

RENEWABLE ENERGY

Definitions

Renewable energy types include bio fuels, onshore wind, water, solar energy and geothermal energy. Figures should be in megawatts.

'Installed' means completed and available for operation

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Urdu

اگر آپ کو ہمارے ساتھ بات کرنے میں یا ہماری فراہم کردہ کسی دستاویز کو سمجھنے میں مدد کی ضرورت ہو تو ہم آپ کی مدد کے لئے لنگویج لائن کے ایک اٹریبیوٹر (مترجم) یا ترجمہ کرنے والے کا اہتمام کر سکتے ہیں۔
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