

# Bassetlaw Annual Monitoring Report

AMR

April 2014

Bassetlaw District Council



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## 1 Introduction

- 1.1 This is the tenth Annual Monitoring Report prepared by Bassetlaw District Council. This report has taken into consideration the guidance provided by the Local Development Framework Core Output Indicators-update (2008). It monitors the progress of the Local Development Framework and a set of local output indicators over the period 1 April 2013 to 31 March 2014.

### Structure of the Annual Monitoring Report

- 1.2 The Core Strategy and Development Management Policies DPD was adopted by the Council in December 2011. This AMR is structured around the Monitoring Framework set out in the Core Strategy and is therefore split into the following two sections:

- Monitoring the progress of the Local Development Framework; and
- Monitoring the effectiveness of the Core Strategy and Development Management Policies using output and contextual indicators.

- 1.3 The inaugural monitoring period of the adopted development plan (1 April 2011 to 31 March 2012) is taken as the base year for the future monitoring of the Core Strategy policies, unless otherwise indicated. Consequently, historic trend data (other than for housing and employment) from previous AMRs, prior to the above period, has not been reproduced here.

### Role of the Annual Monitoring Report

- 1.4 The role of the AMR is to:
1. Review actual progress in terms of Local Development Document preparation against the timetable and milestones set out in the Local Development Scheme;
  2. Assess the extent to which policies in Local Development Documents are being implemented; and
  3. Identify failing policies and set out the steps to be taken to address this (including amendment or replacement as required).

### Core Strategy Monitoring Framework

- 1.5 The Core and Local Output indicators used to monitor the effectiveness of the Core Strategy and Development Management Policies DPD are set out in the Core Strategy Monitoring Framework at the end of the Core Strategy and reproduced in Appendix 1 of this AMR. This Monitoring Framework demonstrates the links between the policies and the indicators as well as showing the purpose of and target for each monitoring indicator and highlighting the intended outcome of the policies and their effective monitoring. It is important to note that some of the Monitoring Indicators will require a number of years of data to be collected before a meaningful assessment of the corresponding policy can be undertaken and any necessary actions proposed.

## Core and Local Output Indicators

1.6 The types of indicators used in the Annual Monitoring Report are detailed below:

- **Core Output Indicators** - which measure quantifiable physical activity, directly related to, or as a consequence of, the implementation of planning policies;
- **Local Output Indicators** - which are indicators specific to Bassetlaw in order to aid in the development of future Local Development Framework policies;
- **Contextual Indicators** - which are a summary of relevant national statistics based on available census data used to provide an overarching understanding of particular issues.

1.7 Tables 1.1 and 1.2 below list all of the indicators used in this AMR. These indicators are grouped to reflect the order of the relevant policies in the Core Strategy. Additionally, to aid in cross referencing this new AMR with the older versions, both the new and old indicator labels are shown.

CORE STRATEGY POLICIES		
INDICATOR	OLD INDICATOR LABEL	DESCRIPTION
<b>Housing</b>		
<b>Indicator H1</b>	Core Output Indicator H1	Total net housing completions
<b>Indicator H2</b>	Core Output Indicator H2(a)	Housing completions per settlement
<b>Indicator H3</b>	Core Output Indicator H2 (c-d)	Housing Trajectory and Five Year Supply
<b>Indicator H4</b>	Core Output Indicator H5	Total Affordable Housing completions and commitments
<b>Indicator H5</b>	Core Output Indicator H5 (a)	Total Affordable Housing completions and commitments per settlement
<b>Indicator H6</b>	Local Output Indicator LH6	Number of houses built and permitted outside Development Boundaries
<b>Economic Development</b>		
<b>Indicator E1</b>	Core Output Indicator BD1	Total land developed for Economic purposes
<b>Indicator E2</b>	Core Output Indicator BD1 and Local Output Indicator LBD1	Land developed/permitted for employment/economic purposes per settlement
<b>Town Centre</b>		
<b>Indicator TC1</b>	Local Output Indicator LBD2	Total new convenience goods floorspace (commitments)
<b>Indicator TC2</b>	Local Output Indicator LBD3	Total new comparison goods floorspace (commitments)
<b>Indicator TC3</b>	Local Output Indicator LBD4	Number of new non-retail uses along primary shopping frontages

CORE STRATEGY POLICIES			
INDICATOR	OLD INDICATOR LABEL		DESCRIPTION
<b>Indicator TC4</b>	Local Output Indicator LBD5		Number of vacant retail units
<b>Indicator TC5</b>	Local Output Indicator LBD6		Retail Developments outside retail boundaries
Community Infrastructure			
<b>Indicator CI1</b>	Local Output Indicator LSF1		Total gains/losses of services and facilities

Table 1.1: Core Strategy Policies Monitoring Indicators

DEVELOPMENT MANAGEMENT POLICIES			
POLICY	INDICATOR	OLD INDICATOR LABEL	DESCRIPTION
DM1-DM3	<b>Indicator DM1-3a</b>	Core Output Indicator H3	Number of permitted conversions for residential purposes
	<b>Indicator DM1-3b</b>	Local Output Indicator LI1	Number of conversions with necessary justification as a percentage of total
DM4	<b>Indicator DM4</b>	Local Output Indicator LH7	Number of major housing developments achieving their potential against national and local design standards
DM5	<b>Indicator DM5</b>	Contextual Indicators Context 2b and 2c	Type and tenure of permitted housing developments
DM6	<b>Indicator DM6</b>	Core Output Indicator H4	Number of permanent pitches for gypsies and travellers and Number of transit pitches for gypsies and travellers
DM7	<b>Indicator DM7</b>	Local Output Indicator LBD7	Amount of allocated, existing or vacant employment land lost to non-economic uses (hectares)
DM8	<b>Indicator DM8a</b>	Local Output Indicator LE1	Number of designated and non-designated heritage assets at risk
	<b>Indicator DM8b</b>	Local Output Indicator LE2	Number of conservation areas and appraisals adopted
DM9	<b>Indicator DM9a</b>	Local Output Indicator LE3	Total gains in identified Green Infrastructure Sites, Biodiversity Sites, Open Spaces and Sports Facilities
	<b>Indicator DM9b</b>	Local Output Indicator LE4	Total losses of identified Green Infrastructure Sites, Biodiversity Sites, Open Spaces and Sports Facilities
DM10	<b>Indicator DM10</b>	Core Output Indicator E3	Amount of Renewable energy capacity permitted within the District by type (MW)
DM11	<b>Indicator DM11</b>	Core Output	Contributions secured through section

		Indicator LH3	106 agreements (or through Community Infrastructure Levy)
DM12	<b>Indicator DM12a</b>	Core Output Indicator E1	Percentage of applications granted in Flood Zones against Environment Agency advice
	<b>Indicator DM12b</b>	Local Output Indicator LW1	Percentage of developments in identified locations with a Surface Water Drainage Assessment
DM13	<b>Indicator DM13</b>	Local Output Indicator LT1	Indicator to be developed through the Local Transport Plan

**Table 1.2: Development Management Policies Monitoring Indicators**



## 2 Progress of the Local Development Framework

- 2.1 This section monitors the progress of the Local Development Framework (LDF) over the period 1 April 2013 to 31 March 2014.

### Local Development Scheme

- 2.2 The Local Development Scheme (LDS) provides a project plan outlining the production schedule for new documents to be included in the development plan for Bassetlaw. The LDS has been revised on a number of occasions due to slippages in the anticipated timescales for producing the various documents that comprise the Local Development Framework (LDF).
- 2.3 The Core Strategy and Development Management Policies DPD went to Examination in May 2011. The Inspector's Report was published on 14 November 2011 and found the Bassetlaw Core Strategy and Development Management Policies DPD sound, subject to agreed changes. The Council formally adopted the Core Strategy and Development Management Policies DPD in December 2011.
- 2.4 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires a review of progress on the preparation of documents for the Bassetlaw LDF, followed by a review of adopted planning policies and the usage of individual policies when taking decisions on planning applications in the district, between 1 April 2013 and 31 March 2014.
- 2.5 However, at the time of preparation of this report, the Council Cabinet agreed to withdraw the Site Allocations DPD. The primary reason for doing so is that the plan seeks to deliver housing targets that were based on the former Regional Spatial Strategy. Since the introduction of the National Planning Policy Framework, the publication of new objectively assessed housing need figures and following trends from other LPAs across the country, it was not considered prudent to proceed with the plan in its current guise.
- 2.6 As yet, no decision has been made about the next steps for the Council, although the details and timetable for preparation of any subsequent development plan documents will be published and made available to all interested parties.

### 3 The Effectiveness of the Core Strategy Policies

#### Housing

- 3.1 Housing development during the period 1 April 2013 to 31 March 2014 is monitored through the indicators set out below. For further information on housing permissions in this monitoring period please refer to the interactive maps on the Planning Policy pages of the Council's website.

#### Indicator H1: Total net housing completions

- 3.2 Table 3.1 below sets out the total net housing completions in Bassetlaw from 2006/7 to this monitoring year 2013/14. The net total housing completions for this monitoring period is 249 dwellings.

Financial Year	Total net housing completions
2006/7	331
2007/8	514
2008/9	359
2009/10	160
2010/11	264
2011/12	303
2012/13	226
2013/14	249

**Table 3.1: Total net housing completions**

- 3.3 Further details on the 2013/14 housing completions are set out in Appendix 2.

#### Indicator H2: Housing completions per settlement

- 3.4 Appendix 2 shows the housing completions per settlement over the past five years<sup>1</sup> including completions for the last financial year. The persistent under delivery of housing since 2009 means that there is a cumulative under delivery of 394 dwellings.

#### Indicator H3: Housing Trajectory and Five Year Supply

- 3.5 The housing trajectory (Figure 1) shows the projected rate of delivery of housing in Bassetlaw based on the council's objectively assessed housing need and delivery rates of recent years.

<sup>1</sup> The Core Strategy housing growth target was originally aligned to the Regional Spatial Strategy housing growth target which uses 2006/07 as its starting year. As such the Housing monitoring for the Core Strategy also monitors housing completions from this year onwards.

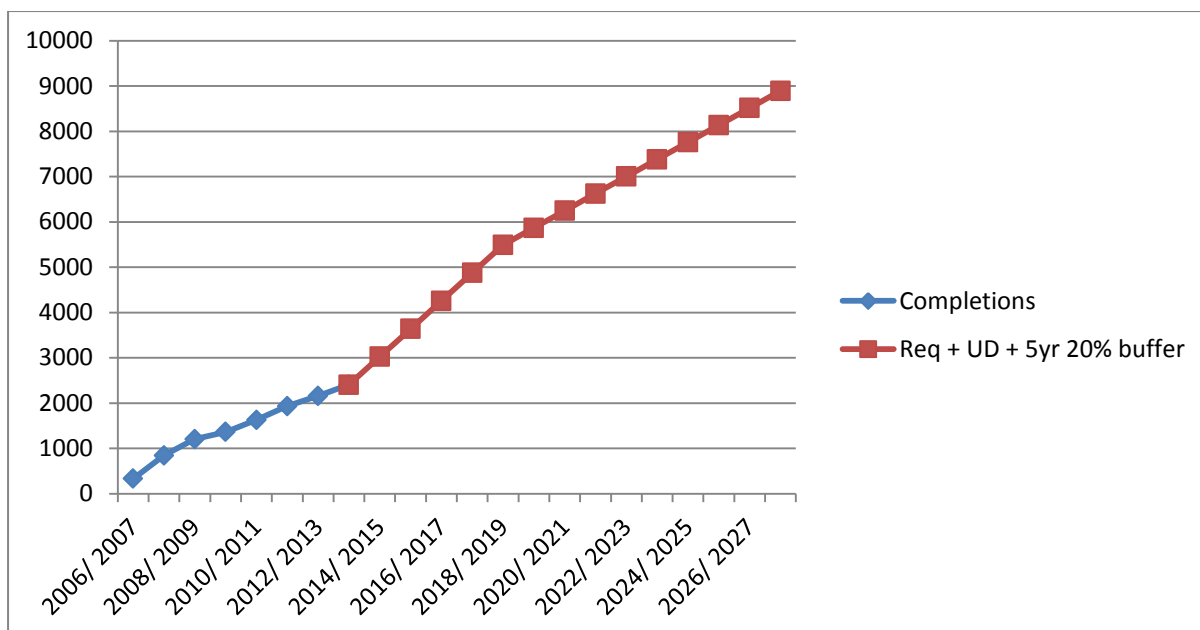


Figure 1: Bassetlaw Housing Trajectory

- 3.6 The Core Strategy housing requirement is based on the former East Midlands Regional Spatial Strategy. However, the recently published Strategic Housing Market Assessment (SHMA)<sup>2</sup> recommends an objectively assessed housing need of at least 435 dwellings per annum. This figure gives an indication of likely future requirements and is a material consideration in the assessment of planning applications, but it is not a formal part of the development plan. As such, this new objectively assessed (NPPF compliant) housing need will be applied to calculations of the five year housing land supply target as of 1 April 2014.
- 3.7 Taking the objectively assessed housing need (OAN) target from the SHMA (435 dpa) and the current shortfall (394 dwellings), the five year housing target for Bassetlaw over the period 1 April 2014 to 31 March 2019 is 2569 dwellings (or 514 dpa). In line with the NPPF, an additional 20% buffer must be added to this target to give the total five year housing target of 3083 dwellings (or 617 dpa).
- 3.8 In relation to the above housing requirement, the council currently has a deliverable supply of 1512 dwellings over the forthcoming five year period, which equates to a 2.5 year supply when assessed against the total five year housing target of 3083 dwellings. This supply can also be seen as a total housing supply with a -41.1% buffer (as opposed to 20% buffer target set in the NPPF). This shows that Bassetlaw’s five year housing supply has a shortfall or 1571 dwellings.
- 3.9 Various factors have contributed to the council’s under delivery of housing in recent years. However, the revised OAN in conjunction with the NPPF’s requirement for the council to apply a 20% buffer makes for a significant contrast in the housing figures in this AMR

<sup>2</sup> North Derbyshire & Bassetlaw SHMA (November 2013)

compared to previous years. This has significant implications for the Core Strategy, at least in the short term, as NPPF paragraphs 14 and 49 state that current housing policies should not be considered up-to-date when a full five year supply of deliverable housing sites cannot be demonstrated. This is likely to become apparent with applications coming forward on sites outside of defined development boundaries.

**Action Point 1:** In light of the current five year supply shortfall it will be necessary to monitor the number of residential planning permissions granted, in accordance with NPPF Paragraphs 14 and 49, on sites which would not typically comply with the Core Strategy.

#### **Indicator H4: Affordable housing completions and commitments; and**

#### **Indicator H5 Total Affordable housing completions and commitments per settlement**

- 3.10 There have been 14 affordable housing completions over the monitoring period 1 April 2013 to 31 March 2014. As noted in last year's AMR, all of these were delivered in Retford, which reflects the number of active permissions and relatively high rate of building in the town, despite the slow economic recovery.
- 3.11 Similarly, the only new affordable housing commitments in 2013/14 secured through Section 106 Agreements are in Retford. A total of 50 affordable units have been secured through planning permission secured on a single site (13/01025/RES Land west of Ashford Court).
- 3.12 Notwithstanding the 50 affordable units identified above, the lack of affordable housing commitments elsewhere in the district may reflect as a continuation of the current affordable housing policy approach, despite its initial intention to be ambitious and deliver more affordable housing. In a bid to remedy this and to make the process less onerous for prospective developers, the council's Affordable Housing SPD was revised (January 2014) to set out (with greater clarity) the grounds for exemption from contributions. Where a scheme will not generate a sufficient commuted sum to enable the council to purchase a single unit, applicants may apply for discretionary relief. As such, the impact of this change, along with the Government's recently published guidance, exempting residential schemes of 10 or fewer units from affordable housing contributions will potentially have a positive impact on the number of affordable housing commitments in forthcoming years.

#### **Indicator H6: Number of houses built and permitted outside development boundaries**

- 3.13 A total of 19 dwellings were built outside of settlement development boundaries over the period 1 April 2013 to 31 March 2014. The applications to which these developments relate

are shown in the table below. It should be noted that these figures do not include the overall number of new dwellings built outside of development boundaries, as by far the most common occurrences are as a result of conversions of existing buildings and are not new developments. However, the figures in this year's AMR are slightly skewed by 12 units that were originally built as holiday accommodation, receiving permission via Certificates of Lawful Use, approving retained use as residential dwellings.

- 3.14 A further 21 dwellings were permitted outside development boundaries (not including development involving replacement of existing dwellings or conversions/changes of use). 18 of these are as a result of an outline planning permission won at appeal, with an indicative figure of 18 dwellings (to be confirmed in a reserved matters application) on site. This was a matter determined in light of the council's five year supply shortfall, which will undoubtedly have a significant impact on the number of new developments that come forward on the edge of existing development boundaries. The other three dwellings are from a renewal of an existing permission and approval of a reserved matters application whose corresponding outline application was approved prior to adoption of the Core Strategy.
- 3.15 Notwithstanding the challenges the council is facing in light of its five year supply shortfall, this shows that the Core Strategy settlement hierarchy and related policies are being effective in determining the location of new residential development across the district. While the NPPF's presumption in favour of sustainable development will clearly have a significant impact on permissions in the next year, it will be useful to keep record of the extent to which regard is held for the Core Strategy settlement hierarchy in terms of appeal decisions determining which locations are considered 'sustainable'.

Application Number	Settlement	Location	Number of Dwellings	Completed or Permitted?
13/01329/CTL	Bothamsall	1 Brookview, Lound Hall Estate	1	Completed
13/01330/CTL	Bothamsall	5 Brookview, Lound Hall Estate	1	Completed
13/01331/CTL	Bothamsall	6 Brookview, Lound Hall Estate	1	Completed
13/01332/CTL	Bothamsall	7 Brookview, Lound Hall Estate	1	Completed
13/01333/CTL	Bothamsall	8 Brookview, Lound Hall Estate	1	Completed
13/01334/CTL	Bothamsall	9 Brookview, Lound Hall Estate	1	Completed
13/01335/CTL	Bothamsall	10 Brookview, Lound Hall Estate	1	Completed
13/01336/CTL	Bothamsall	2 Brookview, Lound Hall Estate	1	Completed
13/01337/CTL	Bothamsall	1 Waterside, Lound	1	Completed

		Hall Estate		
13/01338/CTL	Bothamsall	3 Waterside, Lound Hall Estate	1	Completed
13/01339/CTL	Bothamsall	4 Waterside, Lound Hall Estate	1	Completed
13/01340/CTL	Bothamsall	5 Waterside, Lound Hall Estate	1	Completed
12/03/00003	Cottam	Land adjacent to Lindum House	1	Completed
28/07/00001	Laneham	Land adjacent to Beech Farm, Main Street	1	Completed
28/07/00007	Laneham	Land adjoining Springfield House, Main Street	1	Completed
12/01033/RES	Laneham	Land adjoining Springfield Lodge, Main Street	1	Completed
70/11/00022	Shireoaks	8 Gateford Toll Bar	1	Completed
43/10/00025/R	South Leverton	Land adjacent to The Rosary, Church Street	1	Completed
02/09/00151	Worksop	Plot 8, Gateford Farm, Shireoaks Common	1	Completed
APP/A3010/A/13/2209160 (13/00349/OUT)	Beckingham	Land adjoining Southfields, Station Road	18	Permitted
13/01301/RSB	Everton	Land east of The Manor House, Everton Sluice Ln.	2	Permitted
13/01240/RES	Misson	Land between Brookes Cottages & Woodfield House, Newington	1	Permitted
<b>TOTAL</b>			<b>40</b>	

Table 3.2: Houses built/permitted outside development boundaries

**Action Point 2:** Monitor appeal decisions supporting residential development to determine whether, despite the lack of a five year housing land supply, the relative sustainability of settlements, established in the settlement hierarchy, is upheld under the NPPF's presumption in favour of sustainable development.

## Economic Development

- 3.16 Progress of economic development against the employment targets set out in the Core Strategy Policies over the period 1 April 2012 to the 31 March 2013 is monitored through the indicators listed below. For further information on employment permissions in this monitoring period please refer to the Council's Employment Land Maps available on the Planning Policy pages of the Council's website.

### Indicator E1: Total land developed for economic purposes

- 3.17 The total amount of land developed for economic purposes across Bassetlaw in the 2013/14 monitoring period is **2.19 hectares**. A further 0.14 hectares of land was committed for development through sites being granted planning permission. This is, by some measure, the lowest figure for commitments since monitoring records commenced in 2008/09.

### Indicator E2: Land developed/granted planning permission for employment/economic purposes per settlement

- 3.18 Table 3.3 below provides a summary of all employment land completions and outstanding commitments across Bassetlaw per settlement since 2011/12 to this monitoring year (2013/14). For previous monitoring data (to 2008/9<sup>3</sup>) please refer to earlier AMRs.

Application Number	Location	Settlement	Previous use	Development for	Size (Ha)
<b>Completions</b>					
<b>2011/2012</b>					
02/11/00318	Eastgate	Worksop	Industrial	Office	0.35
69/11/00006	Highgrounds	Rhodesia	Industrial	Employment	0.26
61/11/00012	Plumtree Farm	Harworth	industrial	Industrial	0.76
59/11/00072	Lawn Road	Langold	industrial	Industrial	0.9
01/10/00227	Trinity Park, Randall Way	Retford	Vacant Plot	Warehouse	0.24
33/11/00023	Station Road	Misterton	Vacant Plot	Employment	0.1
<b>Sub Total</b>					<b>2.61</b>
<b>2012/2013</b>					
02/07/00058	Eastgate	Worksop	builders yard	Warehouse	0.1
66/09/00021	Brunel Park	Harworth	yard	Office	0.42
01/09/00241	Randall Way	Retford	Agriculture	Warehouse	0.9
59/10/00009	Carlton Forest	Carlton in Lindrick	industrial	Industrial	0.8
10/11/00003	Retford Road	Clarborough	Nursery and agriculture	Warehouse	3.3
59/11/00033	Long Lane	Carlton in Lindrick	industrial	Industrial	0.4
18/10/00010	Gamston Airport North	Elkesley	industrial	Warehouse	0.07

<sup>3</sup> Employment land Monitoring starts in 2008/9 to reflect the establishment of the draft Employment Growth Target in the Bassetlaw Employment Land Capacity Study, which uses data from the 2008/9 monitoring period in its calculations.

61/11/00025	Snape Lane	Harworth	Open storage	Industrial	0.97
61/12/00008	Snape Lane	Harworth	industrial	Industrial	1.6
<b>Sub Total</b>					<b>8.56</b>
<b>2013/2014</b>					
13/00456/FUL	Randall Way	Retford	Vacant Plot	Warehouse	0.12
13/00335/COU	Stanley Street	Worksop	Industrial	Employment	0.48
13/00586/COU	Welbeck Estate	Welbeck	Barn	Industrial	0.1
13/00637/FUL	Faraday Close	Harworth	Vacant Plot	Warehouse	0.029
13/00296/COU	Blyth Road	Worksop	storage and distribution	Employment	0.05
13/00833/COU	Welbeck College Lane	Welbeck	Canteen	Office	0.06
13/00874/COU	Chainbridge Lane	Lound	Sand and Gravel extraction	Employment	5.4
13/00520/FUL	Bryans Close	Harworth	Vacant Plot	Warehouse	0.4
13/01154/RSB	The Square	Retford	Financial Service (Bank)	Office	0.02
13/01196/COU	Welbeck	Welbeck	Barn	Industrial	0.099
<b>Sub Total</b>					<b>6.76</b>
<b>Completions Total</b>					<b>17.93</b>
<b>Commitments</b>					
<b>2011/2012</b>					
02/11/00003	Manton Wood	Worksop			0.24
59/11/00033	Long Lane	Carlton in Lindrick	Industrial land	Warehouse extension	0.4
70/12/00003	Shireoaks Triangle	Shireoaks	Industrial Workshop	Private Hire Business	0.5
02/11/00097	Sandy Lane Industrial Estate	Worksop	Open Storage Area	Industrial	0.98
70/11/00005	Gateford Road	Worksop / Shireoaks	House and breakers yard	Warehouse	1.59
02/11/00220	Eastgate	Worksop	Office	Employment	0.1
02/11/00399	Albion Close	Worksop	Sports and Learning Centre	Employment	0.23
<b>Sub Total</b>					<b>4.04</b>
<b>2012/2013</b>					
50/12/00012	North Road Garage	Tuxford	Haulage yard/Depot	Industrial	0.4
04/12/00013	Old London Road	Morton	Barns	Office	0.03
12/01323/FUL	Lawn Road	Costhorpe / Carlton	Industrial	Industrial	0.89



<b>Sub Total</b>					<b>1.32</b>
<b>2013/2014</b>					
12/01342/COU	Bawtry Road	Everton	Agricultural Building	Storage and office	0.03
13/00933/FUL	Marnham Road	Low Marnham	Rendering plant	Silos	0.07
13/00222/COU	Blyth Road	Worksop	Warehouse	Industrial	0.019
13/00310/COU	Blyth Road	Worksop	Warehouse	Industrial	0.019
13/00316/FUL	Headon Camp	Headon	employment	Industrial	0.05
09/05/00002	Bevercotes Colliery	Bothamsall	Colliery	Warehouse	43
12/01317/OUT	Old London Road	Markham Moor	Residential	Employment	1.93
12/01423/FUL	Off Canal Road	Worksop	employment	Industrial	0.45
13/00048/COU	High Street, Ordsall	Retford	Warehouse	Industrial	0.018
13/00568/RSB	Buskeyfield Lane	Cuckney	Barn	Industrial	0.02
13/00697/FUL	Plumtree Industrial Estate	Harworth	office	Office	0.85
13/00384/FUL	Lodge Lane	Tuxford	employment	Office	0.2
57/12/00014	West Of Blyth Road	Blyth	Agricultural	Employment	18
13/00393/COU	Blyth Road	Oldcotes	Outbuildings	Employment	0.39
13/00944/RENU	West Carr Road	Retford	Industrial	Employment	0.3
13/01129/COU	Great North Road	Scrooby	Residential	Office	0.06
13/01245/COU	Wharf Road	Retford	Dance Studio	Office	0.03
13/01501/COU	Exchange Street	Retford	Community Facility	Warehouse	0.001
02/11/00199/R	Sandy Lane	Worksop	Glass Manufactures	Employment	17.75
14/00114/COU	Whaley Road	Holbeck	Agricultural	Employment	0.5
14/00062/FUL	Sandy Lane	Worksop	Warehouse	Employment	0.2
<b>Sub Total</b>					<b>83.89</b>
<b>Commitments Total</b>					<b>89.25</b>

Table 3.3: Employment Land Completions and Commitments

3.19 Loss of employment land to non-economic uses is set out later in this monitoring report in Local Output Indicator LBD7 under Policy DM7: Securing Economic Development.

### Employment Land Allocations

3.20 The Bassetlaw LDF<sup>4</sup> employment land allocations are no longer being carried forward. Consequently, an assessment of the take up of allocated employment land cannot be undertaken. Following the successful allocation of new employment sites in the District, future AMRs will assess the rate of employment land take up to provide a more detailed monitoring of employment land growth against the aims of the Core Strategy.

<sup>4</sup> See Section 2 of the AMR for progress on the Site Allocations DPD for the Local Development Framework.

## Town Centre

3.21 Details of developments that have taken place over the period 1 April 2013 to the 31 March 2014 in town centres and local centre are monitored through the following indicators.

### Indicator TC1: Total new convenience goods floorspace (commitments)

3.22 No new convenience goods floorspace developments have been permitted within the town centres of Worksop and Retford, or in outlying local centres during this monitoring period.

### Indicator TC2: Total new comparison goods floorspace (commitments)

Settlement	Location	Description	Floorspace (sqm)
<b>Commitments</b>			
Retford	79 Carolgate	COU from acupuncture clinic to A1 retail	80
Retford	1 Churchgate	Change Of Use from first floor Office to A1 Retail	44

Table 3.5: Total New Comparison goods floorspace and location

3.23 Table 3.5 above shows a gain of 124m<sup>2</sup> comparison goods floorspace in Retford in the monitoring period, however, no gains or losses of comparison goods floorspace were recorded for Worksop.

### Indicator TC3: Number of new non-retail uses along primary shopping frontages

3.24 By the end of this monitoring period (31 March 2014), 29 non-retail uses were recorded within the Primary Shopping Frontages in Worksop, Retford and Harworth Bircotes town centres and a further six non-retail uses were recorded within the Primary Shopping Frontage at Langold.

3.25 Taking the 2012/13 AMR figures as a means of comparison, this year's figures show a slight increase of non-retail units along all four of the Primary Shopping Frontages (PSF), comprising two additional units in Worksop and one additional unit in Retford, Harworth and Langold.

Settlement	Number of non-retail units on Primary Shopping Frontage (implemented)	
	2012/13	2013/14
Worksop	12	14
Retford	6	7
Harworth Bircotes	7	8
Langold	5	6
<b>Total</b>	<b>30</b>	<b>35</b>

Table 3.6: Non-retail units in Primary Shopping Frontages

- 3.26 Given the relatively high retail unit vacancy rates recorded in recent AMRs, the increases in non-A1 retail uses on PSFs are not necessarily cause for concern. Rather than 'diluting' the principal function of PSFs, this trend should be regarded as a continuation of the council taking a pragmatic or more flexible approach (as endorsed by the NPPF) towards sustaining the viability and vitality of town centres. Far from being at odds with the Core Strategy, this approach is consistent with Policies CS2 - CS5 which support development that serves to improve the overall attraction of town centres as retail destinations.

#### **Indicator TC4: Number of vacant retail units**

- 3.27 The number of vacant retail units within the identified town centres and local centres boundaries across Bassetlaw as of 31 March 2014 is 55 units. These are listed in table 3.7 below.
- 3.28 While it is noted that there continues to be a steady turnover in the retailers in both Worksop and Retford town centres, in recent years, vacancy rates in Worksop have stabilised and are beginning to fall. In Retford there is a marked reduction in the number of vacant units. While notes in last year's AMR indicated that some vacancies on the secondary frontages and more peripheral streets were as a result of existing retailers relocating to the Primary Shopping Frontage, many of the units that had been vacated are now occupied. Similarly, the reduction in vacant units elsewhere in the district clearly reflects the recent upturn in the economy.
- 3.29 There doesn't appear to be any particular correlation between the Core Strategy retail policies and changes in the retail offer in these centres. The fluctuations that have occurred are largely symptomatic of the economic climate, while between the requirements of the NPPF and the Core Strategy the council has endeavoured to support units coming back in to use through a mix of uses, rather than focusing solely on retail development. Having said this, it will be necessary to continue to monitor the situation and ensure that the retail function of town centres is not harmed.

Settlement	Vacant Units 2011-12	Vacant Units 2012-13	Vacant Units 2013-14
Worksop	39	39	34
Retford	17	30	14
Harworth Bircotes	5	7	3
Carlton/Langold	2	5	2
Tuxford	2	6	2
Misterton	1	0	0
<b>Total</b>	<b>66</b>	<b>87</b>	<b>55</b>

**Table 3.7: Number of Vacant Retail Units**

- 3.30 Noting the considerable reduction of vacant units in Tuxford, positive factors that may have contributed to this include improved parking in the local centre, along with new businesses bringing more passing trade in to the area. Furthermore, the council's Conservation Team

have run a successful Conservation Area at Risk grant scheme that has helped fund replacement of numerous poor quality windows and shop fronts, thereby helping enhance the visual qualities of the public realm.

### Indicator TC5: Retail Developments outside retail boundaries

- 3.31 Planning permission has been granted for two new retail developments, one of a significant scale, outside the Worksop retail boundary during this monitoring period (2012/2013). No such retail development completions have been recorded in the monitoring period.

Settlement	Location	Type of development/facility	Size (sqm)
<b>Commitments</b>			
Worksop	Seafeld Haulage Kilton Road	Erect Retail Supermarket, Petrol Filling Station, Car Parking, Landscaping and Other Associated Works	2,935
Worksop	Newcastle Avenue	Change of Use of Car Showroom & Workshop to Retail Sale of Beds & Carpets	150

Table 3.8: Number of retail developments outside retail boundaries

## Community Infrastructure

### Indicator CI1: Total gains/losses of services and facilities

- 3.32 Total gains/losses of community services and facilities over the monitoring period is set out in table 3.9 below. In this period the one community facility was lost while two existing facilities were extended to increase their capacity.
- 3.33 An aim of the Core Strategy is to ensure there are sufficient services and facilities to meet overall and local needs. The only facility lost in this monitoring period was a Public House in Worksop, although this was actually a renewal of an existing permission, therefore does not increase overall net losses. With no other additional losses of Public Houses in this monitoring period, this represents stabilisation, at least locally, of the nationwide trend of pub closures in recent years.
- 3.34 Although the community facility gains in this monitoring period cannot strictly be regarded as provision of new services, they show the expansion of existing services to meet increased demand.

Settlement	What Service or Facility has been Gained	Gains
<b>2013/2014</b>		
Tuxford	Secondary School Extension	+ 496 sqm
Wheatley	Village Hall Extension	+ 19.44 sqm
<b>Total</b>		<b>+ 515.44 sqm</b>

Table 3.9: Total Gains of Services and Facilities

## 4 The Effectiveness of the Development Management Policies

### Policies DM1-3: Development in Rural Areas

**Indicator DM1-3a: Permitted conversions for residential purposes.**

**Indicator DM1-3b: Number of conversions with necessary justification as a percentage of total granted**

4.1 Data for these indicators is not currently available.

### Policy DM4: Design and Character

**Indicator DM4: Number of major housing developments achieving their potential against national and local design standards**

4.2 This indicator is intended to assess the design standards of major new housing developments against the relevant criteria set out in the Core Strategy Policies. While the Council adopted its residential design supplementary planning document – *Successful Places: A Guide to Sustainable Housing Layout and Design* in December 2013, it was only available for a short part of the monitoring period, limiting its potential to be effective. Furthermore, many of the applications that have come forward in the calendar year since the SPD's adoption have either been for small numbers of dwellings or only as outline applications that do not contain detailed plans for layout and design. It is expected that the SPD will play a much more prominent role in later monitoring periods.

In the absence of applications determined in accordance with specific design guidance, following the approach adopted in last year's AMR, Table 4.2 (below) shows planning appeal dismissals that rest solely on Policy DM4: Design and Character. Although a significant number of appeals cite design and character amongst other matters as reasons for dismissal, these decisions dismiss their respective proposals solely on the criteria listed in DM4.

Parish	Appeal Reference	Proposal	Location
Misterton	13/00002/S36	Change Of Use Of Domestic Garage For The Training Of Students For Horse Shoe Making	1 Wharf Road, Misterton, Doncaster
Worksop	12/00032/S36	Retain change of use of a domestic property to a mixed use for residential and	6 Tennyson Drive, Worksop

		the operation of a dog breeding business	
Retford	13/00021/HSE	Erect Single Storey Rear Extension	31 Wellington Street, Retford
Retford	13/00041/S36	Erect Automated Petrol Filling Station and Formalisation of the Existing Parking Area	Car Park, Chancery Lane, Retford
Clarbrough	13/00043/S36	Erect Dormer Bungalow (Plot 3)	Land Adjacent To Wayside, Big Lane, Clarbrough

Table 4.2: Appeals dismissed on Policy DM4

### Policy DM5: Housing Mix and Density

#### Indicator DM5: Type and tenure of permitted housing developments

- 4.3 The table below shows a breakdown of the housing permissions in this monitoring period by tenure and type (in terms of the number of bedrooms). This indicator differs to the core indicators by way of assessing the number of permissions granted for different types of dwelling.

Dwelling Type	TENURE		
	Private Sector	Social Rented	Total
1 Bed	5	0	5
2 Bed	77	0	77
3 Bed	141	0	141
4 Bed	198	0	198
5 Bed	10	0	10
<b>Total</b>	<b>431</b>	<b>0</b>	<b>431</b>

Table 4.3: Housing Permissions by type and tenure

- 4.4 Last year's figure of 107 permissions was exceptionally low, therefore an increase to 431 dwellings (+324) in this monitoring period represents a significant improvement. This shows clear signs of improvement in the economy as a whole, as prior to 2013 figures were 303 (2012) and 264 (2011). Notably, as with last year's figure, this does not include any social rented properties. Furthermore, as emphasised in the previous AMR, these figures are not necessarily reflected in the following year's completions, as dwellings granted in previous years are coming forward at varying rates – as shown by the Council's housing trajectory work.

## Policy DM6: Gypsies, Travellers and Travelling Showpeople

### Indicator DM6: Number of permanent and transit pitches for Gypsies and Travellers

- 4.5 Over the monitoring period 1 April 2013 to 31 March 2014 one planning application was granted for the extension of the existing traveller site at Daneshill, Torworth. The application (13/00138/FUL) made provision to extend the site from 16 transit pitches, to 24 transit pitches and three residential pitches. Core Strategy targets are 25 residential pitches and 18 transit pitches. Other permissions granted since the targets were established include: five residential pitches at Cheapside, Worksop; 16 residential pitches at Treswell; and five residential.
- 4.6 Having agreed a joint methodology amongst the local planning authorities in Nottinghamshire at the end of 2013, the council has since commenced work on a new Gypsy & Traveller (including Travelling Showpeople) Accommodation Assessment. Following completion of survey work amongst the travelling community in the district, the data is being collated and used to establish future pitch requirements.

## Policy DM7: Securing Economic Development

### Indicator DM7: Amount of allocated, existing or vacant employment land lost to non-economic uses (ha)

- 4.7 Data for this indicator is not currently available.

## Policy DM8: The Historic Environment

### Indicator DM8a: Number of designated and non-designated heritage assets at risk

- 4.8 Table 4.4 below identifies that 83 heritage assets were considered to be at risk up to 31 March 2013. Grade I and II\* listed buildings are monitored through the national *Heritage at Risk Register*. The national Register also includes Scheduled Monuments, Conservation Areas and Registered Parks and Gardens. English Heritage now also includes grade II listed churches which are in ecclesiastical use in this list.
- 4.9 Bassetlaw District Council has undertaken a comprehensive review of the Nottinghamshire County Council register – *Historic Buildings at Risk in Nottinghamshire (2004)*, culminating in the publication of the document *Listed Buildings at Risk in Bassetlaw (2012)*, and comprising grade II listed buildings in the district. This process has led to a consolidation of numbers due to corrections of records that were double counted and some buildings being removed

as they are no longer at risk due to the positive effect of grant schemes (such as in Tuxford) and other redevelopment schemes.

Type of Heritage Asset	Number at Risk
Listed Buildings Grade I	7
Listed Buildings Grade II*	7
Listed Buildings Grade II	63
Scheduled Monuments	3
Conservation Areas	2
Registered Parks and Gardens, Grade II*	1
<b>Total</b>	<b>83</b>

**Table 4.4: Heritage assets at risk**

4.10 The increased figure for grade I buildings includes the addition of St Peter's Church in East Drayton, while St Swithun's Church in Retford has been added to the number of grade II churches. In terms of Scheduled Monuments, two of the three on the list are dual designations with listed buildings also on the register – St Helen's Church, Wheatley and St James' Church, Haughton.

#### **Indicator DM8b: Number of conservation areas and appraisals adopted in this year's monitoring period.**

4.11 As shown in table 4.5 below, there are 31 Conservation Areas in Bassetlaw. No new Conservation Area Appraisals were adopted in this monitoring period, however, in December 2013, an Article 4(1) Direction was confirmed which withdraws permitted development rights for external works to buildings within the Mr Straws' Conservation Area. The result of this Direction is that Planning Permission is now required for certain external alterations to the front or sides of buildings.

Criteria	Number
Conservation Areas	31
Adopted CA Appraisals for the Monitoring period	0
Total adopted CA Appraisals since 2009	10

**Table 4.5: Number of Conservation Areas and Appraisals**



## Policy DM9: Green Infrastructure; Biodiversity and Geodiversity; Landscape; Open Space and Sports Facilities

**Indicator DM9a: Total gains in identified Green Infrastructure Sites, Biodiversity Sites, Open Spaces and Sports Facilities; and**

**Indicator DM9b: Total losses of identified Green Infrastructure Sites, Biodiversity Sites, Open Spaces and Sports Facilities**

- 4.12 Table 4.6 below provides a breakdown of quantifiable green infrastructure assets across Bassetlaw. There is typically limited change in the number of Sites of Special Scientific Interest (SSSI), while the area/number of Local Wildlife Sites (LWS) changes on an annual basis, in line with ongoing site surveys and reviews by the Nottinghamshire Biological and Geological Records Centre (NBGRC). To avoid confusion, 'candidate' LWS which were previously included within this figure will, henceforth, be omitted from the overall assessment of sites until formally designated.
- 4.13 Monitoring of open space and sports facilities in this monitoring period is limited to calculating the physical increases or decreases in the overall area of land in the Council's ownership.

Green Infrastructure Asset	Number of sites	Overall Change in Area 2012/2013 (ha)	Total Area (ha)
Site of Special Scientific Interest	19	0	1,361
Local Wildlife Sites	311	45.79	4,356.6
<b>Total</b>	-	<b>45.79</b>	-

**Table 4.6: Green Infrastructure Asset Breakdown**

- 4.14 The green infrastructure typologies above show an increase of 45.79 hectares in LWS coverage from 4,310.81ha in 2013, as a result of survey work undertaken by the NBGRC in the year leading up to March 2014. There has been no change in open space or sports facilities provision during this monitoring period.

## Policy DM10: Renewable and Low Carbon Energy

**Indicator DM10: Amount of Renewable energy capacity permitted within the District by type (MW)**

- 4.15 Table 4.7 below shows renewable and low carbon energy developments permitted as of 31 March 2014. The total amount of renewable energy capacity permitted across Bassetlaw in this monitoring period is 36.88MW. This is a massive increase from the 1.62MW permitted in the previous year and is predominantly as a result of the surge in applications for large

scale solar farms, which comprises 96% (35.38MW) of the total. The increased popularity of solar energy has come at the expense of interest in wind energy. Although Policy DM10 is no more or less supportive of a particular type of renewable energy, this change may, in part, be due to the significantly reduced visual impacts of solar farms compared to the size of wind turbine(s) needed to generate the equivalent MW output.

Settlement	Application	Description	Output
<b>Solar Energy</b>			
Morton	13/01113/FUL	Creation of Solar Farm with Associated Infrastructure, Access, Associated Buildings, Fencing and Security Pole/Cameras	13.5MW
Barnby Moor	13/01311/FUL	Installation of Solar Park with Maximum Output of 4MW	4MW
Gringley-on-the-Hill	13/01256/FUL	Install a Sixteen Panel, Four KWP Ground Mounted Solar PV Array	4kW
Retford	13/00997/FUL	Erection of 8MW Solar Farm and Associated Infrastructure	8MW
Sutton-cum-Lound	13/01126/FUL	Installation of 4.88MW Solar Farm and Associated Infrastructure	4.88MW
Tuxford	13/00923/FUL	Installation of a 10.0kW Solar PV System	10kW
Tuxford	13/01182/FUL	Construction of A 5MW Solar Farm and Associated Infrastructure Including Two Transformer and Inverter Cabinets	5MW
Worksop	12/01480/HSE	Retain Solar Panels To Detached Garage	2.25kw
Retford	12/01085/FUL	Installation of 93Nr 200W solar module panels (19.4Kwp) PV installation onto the existing south facing roof	18kw
Gamston	22/12/00013	Retain Solar Panels	6kw
Retford	01/12/00108	Solar Panels To Roof	8.4kw
East Markham	13/00077/FUL	Retain PV Panels on south facing roof	4kw
<b>Wind Energy</b>			
Eaton	13/00513	Erect One 20kw Wind Turbine	20kw
Grove	13/00714/FUL	Proposed Siting of Wind Turbine	225kw
Morton	13/00767/FUL	Installation Of 46.3m (Tip Height) Wind Turbine	50kw
<b>Other</b>			
Sutton-cum-Lound	13/00782/FUL	Retrospective (part) Application For Erection of A 1.2 MW Anaerobic Digester	1.2MW

For The Production of Renewable Energy,  
Amendments to Approved Scheme  
47/11/00019.

**Table 4.7: Renewable energy planning permissions**

## Policy DM11: Developer Contributions and Infrastructure Provision

### Indicator DM11: Contributions secured through section 106 agreements (or through Community Infrastructure Levy)

4.16 Core Strategy Policy DM11 highlights developer contributions and infrastructure requirements that may be required from new development. Table 4.8 shows the amounts Future AMRs will, under this indicator, monitor the levels of contributions secured (through section 106 agreements and Community Infrastructure Levy (CIL)). These contributions will be measured against the achievement of the Council's infrastructure priorities, in addition to those delivered from affordable housing.

Settlement	Application Number	Type of development	Summary of contribution	Commuted sum?
Retford	12/01761/RENU	Residential	Affordable housing - Commuted Sum £74,533	74,533
	01/11/00284	Residential	8 Affordable Housing Dwellings shall be provided as Social Rented Dwellings.	-
	01/11/00311	Residential	Education Contribution of £481,110; 25% of the Dwellings are provided as Affordable Housing Units (74% Social Rented, 26% as Intermediate Housing)	481,110
Worksop	13/01324/OUT	Mixed Use	Community Recreational Sum £800,000; Bus Services Contribution £160,000 and subsequent payments as required to procure the Bus Service up to £160,000 per annum to be paid to the Council for a period of four years (5 payments in total); Bus Service - either the enhancement of public transport provision by the provision of new services or the extension or diversion of existing services to connect the Development	1,600,000

Settlement	Application Number	Type of development	Summary of contribution	Commuted sum?
Blyth	57/12/00014	Employment	To pay the Travel Plan Review Fee by five equal instalments of £1742 to the County Council; Not to commence Phase 2 of the Development until a programme has been submitted in conjunction with the selected bus operator for the introduction of the Bus Service and Bus Service Works on Blyth Road; facilities and infrastructure for the Bus Service serving the Development comprising the provision or installation of bus stop flags, real time displays, bus shelters, timetable cases, raised kerb bus boarders, dropped kerbed wheelchair and pedestrian access bus boarders and bus stop clear ways	8,710
Bothamsall	09/05/00002	Employment	£4,000 - Footpath and Bridleway Contribution to County Council; £12,120 - Travel Plan and Travel Plan Monitoring Contribution; Mitigation Habitat Enhancement & Management Plan - a scheme of on-site provisions to enhance the ecological environment within the Development; construction of 3 new bus stops and a bus turnaround area on the Application Land; provide or procure the provision of a minibus for use by persons employed at the Development; £525,000 Integrated Transport Instalment;	541,120
East Markham	16/10/00047	Residential	£103,095 - Education Contribution; financial costs of undertaking a	120,595

Settlement	Application Number	Type of development	Summary of contribution	Commuted sum?
			revised viability appraisal and costs of the Council obtaining independent professional advice required to assess the studies up to a maximum of £2,500; £15,000 - open space contribution; provide public open space on site - a minimum of 6% of the overall size of the site and arrangements for the long term management and maintenance of the open spaces;	
West Drayton	12/01317/OUT	Employment	Transport Contribution of £6000 per 1,000 square metres of gross floor area	48,000
<b>Total</b>	-	-	-	<b>£2,874,068</b>

Table 4.8: Developer Contributions

4.17 No data is available for Community Infrastructure Levy receipts.

**Action Point 3:** Ensure more effective means of monitoring Community Infrastructure Levy receipts within the forthcoming monitoring period.

## Policy DM12: Flood Risk, Sewerage and Drainage

### Indicator DM12a: Percentage of applications granted in Flood Zones against Environment Agency advice

4.18 Over this monitoring period no applications were granted against Environment Agency advice, ensuring that developments are not being granted in areas liable to flooding. As in the previous year, this gives a good indication that the Council's flood risk policy is proving effective in steering development away from areas at risk of flooding, or in refusing planning applications that come forward without satisfying the sequential and exceptions tests, set out in the NPPF.

## Indicator DM12b: Percentage of granted developments in identified locations with a Surface Water Drainage Assessment

4.19 Core Strategy Policy DM12 identifies the specific locations where a surface water drainage assessment must be provided for all development other than minor extensions. Table 4.9 shows that of the 13 planning applications granted permission within the identified areas during the monitoring period, only five applications included what may be regarded as satisfactory evidence to demonstrate that it would not exacerbate existing known problems.

Settlement	Application Number	Proposal	Sewerage / Drainage Assessment?
Beckingham	13/01199/FUL	Erect Three Bed Bungalow and Detached Single Garage	No
Beckingham	13/00964/FUL	Erect Annex and Garage	No
Beckingham	13/00828/RES	Demolition of Existing Bungalow and Erect Four Dwellings and Garages with New Access	No
East Markham	16/10/00047	Construction of 41 dwellings, with associated parking, landscaping and open space	Yes
Harworth Bircotes	13/01394/FUL	Demolition of 28 Existing Airey Homes and Redevelopment of the Site to Provide 71 Dwellings, Creation of Access and Ancillary Play Area	No
Harworth Bircotes	13/00637/FUL	Erect Portal Framed Store Building	Yes
Harworth Bircotes	13/00049/FUL	Erect Class A1 Food Store, Create New Access with Associated Car Parking, Landscaping and Associated Works	Yes
Harworth Bircotes	13/00012/FUL	Erect Five Dwellings and Construct New Access	No
Harworth Bircotes	12/01784/RES	Reserved Matters Application For The Erection Of One Hundred And Eighteen Dwellings	Yes
Misterton	13/01499/FUL	Creation of 2 No Wildlife Ponds and Associated Works	Yes
Misterton	13/00108/FUL	Erect Detached Dwelling	No
North Wheatley	13/00620/FUL	Erect Detached Dwelling with Garage and Construct New Access	No

North Wheatley	13/00108/FUL	Erect Detached Dwelling	No
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Table 4.9: Applications with surface water drainage assessments

- 4.20 While this is an improvement on last year's figures and most of the applications identified above are of a scale that will not necessarily exacerbate existing problems, this should nonetheless be demonstrated through an assessment of the likelihood. As such, the effectiveness of the policy remains limited. The action point (below) from last year's AMR should therefore be reiterated.

## Policy DM13: Sustainable Transport

### Indicator DM13

- 4.21 This indicator is intended to help ensure developments are located in areas that minimise the need to travel to access key services and aims to make a link with the Nottinghamshire Local Transport Plan (LTP). While there is no obligation for NCC to produce an annual monitoring report for the LTP, the most recent data provided for the indicators from the LTP Implementation Plan largely only provides an overview of trends across the County, rather than figures that specifically relate to Bassetlaw. However, in future AMRs the County Council suggested that it would be possible to give district-level data for the indicators listed in Table 4.10 below.

Ref	Indicator
LTP2	Changes in area wide traffic mileage (vehicle kilometres travelled)
NI147	People killed or seriously injured in reported road traffic accidents
NI148	Children killed or seriously injured in reported road traffic accidents
NI147a	People slightly injured in reported road traffic accidents
NI168	Principal (A) roads where maintenance should be considered
NI169	Non-principal (B&C) roads where maintenance should be considered
NI176	Working age people with access to employment by public transport (and other specified means)
LTP4	Number of AQMAs on County Council managed roads
LTP5	CO <sub>2</sub> emissions from transport on County Council managed roads
LTP6	Traffic flows into town centres
LTP9	Unclassified roads where maintenance should be considered
LTP10	Footways where maintenance should be considered
LTP13	Cycling levels
LTP14	Footfall in towns and district centres
LTP15	Percentage of 16-19 year olds with access to further education colleges within 40mins travel time by public transport
LTP16	Percentage of households with access to GP surgeries within 20mins travel time by public transport
LTP17	Percentage of households with access to hospital within 40mins travel time by public transport
LTP18	Percentage of households with access to a supermarket or local convenience store within 40mins travel time by public transport
LTP19	Percentage of households within 800m of a bus stop with an hourly or better bus service Monday-

	Saturday (0600-1800)
<b>LTP26</b>	Length of shared or segregated cycle lane or path (On-road cycle lane) (Off-road shared use) (Off-road cycle track)

**Table 4.10: Local Transport Plan Indicators**

- 4.22 It is anticipated that delivery of strategic sites in the forthcoming Site Allocations DPD will give the clearest indication of how effective new developments are in promoting sustainable transport. Other developments coming forward in the meantime are subject to the locational criteria of the settlement hierarchy which itself is heavily influenced by the principles of sustainable transport and movement. Specific indicators will therefore be developed in due course, as specific developments with discernable impacts come forward.



## 5 Appendix 1: Core Strategy Monitoring Framework

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Implementation / Delivery Mechanism	Lead Agencies
<b>CORE STRATEGY POLICIES</b>						
Policies CS1-CS9	Links to Spatial Objectives SO1 - SO9	<b>Housing</b>				
		Total net housing completions: Indicator H1	352 dwellings per annum	To concentrate development within sustainable settlements across Bassetlaw	Core Strategy DPD Site Allocations DPD	Bassetlaw District Council Developers
		Housing completions per settlement: Indicator H2	Sufficient housing to meet the requirements of individual settlements			
		Total Affordable Housing completions and commitments: Indicator H4	15-35% as specified in each policy	To support the regeneration within settlements in western Bassetlaw	Area Action Plans Supplementary Planning Documents	Landowners Registered Providers
		Total Affordable Housing completions and commitments per settlement:	Sufficient affordable housing provided to meet the requirements of individual settlements	To provide an appropriate amount of affordable housing across Bassetlaw		
						To limit major development in less sustainable areas of Bassetlaw

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Implementation / Delivery Mechanism	Lead Agencies	
		Indicator H5					
		Number of houses built and permitted outside Development Boundaries:	Minimise development contrary to the exceptions specified in Core Strategy Polices				
		Indicator H6					
		<b>Economic Development</b>					
		Total land developed for Economic purposes:	107 Ha of economic development land provided to meet local requirements	To provide easy access to jobs	To maximise the potential of the area for economic development	Core Strategy DPD Site Allocations DPD Area Action Plans	Bassetlaw District Council Private Sector Investment
		Indicator E1					
		Land developed/ permitted for employment/ economic purposes per settlement:	Sufficient economic development land provided to meet the requirements of individual settlements	To support business growth in Bassetlaw		Supplementary Planning Documents Development Management Process	Large Employers Local Businesses Developers Landowners
		Indicator E2					
<b>Town Centre</b>							
Total new convenience goods floorspace	Sufficient retail floorspace provided to meet local	To encourage an improved variety and quality of retail		Core Strategy DPD Site Allocations	Bassetlaw District Council		

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Implementation / Delivery Mechanism	Lead Agencies
		(commitments):	requirements	provision in key town centres	DPD	Nottinghamshire County Council
		Indicator TC1			Area Action Plans	
		Total new comparison goods floorspace (commitments):	Sufficient retail floorspace provided to meet local requirements	To support a healthy and successful town centre provision	Supplementary Planning Documents	Private Sector Investment
		Indicator TC2		To enhance town centre environments and perceptions of them	Development Management Process	Developers
		Number of new non-retail uses along primary shopping frontages:	Protect the vitality and viability of key retail centres			Local Businesses
		Indicator TC3				
		Number of vacant retail units:	At or below the national average			
		Indicator TC4				
Retail Developments outside retail boundaries:	Out of centre developments minimised to protect vitality and viability of town centres					
Indicator TC5						
<b>Community Infrastructure</b>						
		Total gains/losses	Sufficient services	To encourage and	Core Strategy DPD	Bassetlaw

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Implementation / Delivery Mechanism	Lead Agencies
		of services and facilities:  Indicator CI1	and facilities to meet overall and local need	support a broad range of local services and facilities across Bassetlaw  To minimise the need to travel and to support the needs of the local communities of Bassetlaw	Site Allocations DPD  Conservation Area Appraisals and Management Plans  Development Management Process  Local/Community Group initiatives	District Council  Nottinghamshire County Council  Private Sector investment  Parish Councils  Local Businesses  Developers  Landowners
<b>DEVELOPMENT MANAGEMENT POLICIES</b>						
<b>DM1-DM3: Conversion of Rural Buildings</b>	Links to Spatial Objectives SO5, SO7, SO8	Number of conversions permitted for residential purposes:  Indicator DM1-3a	Suitable re-use of redundant buildings in rural areas	To provide a sustainable use for otherwise redundant rural buildings in Bassetlaw  To support the rural economy and local businesses in Bassetlaw	Core Strategy DPD  Site Allocations DPD  Conservation Area Appraisals and Management Plans  Development	Bassetlaw District Council  Private Sector investment  Parish Councils  Local Businesses  Developers

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Implementation / Delivery Mechanism	Lead Agencies
					Management Process	Landowners
					Local/Community Group initiatives	
		Number of conversions with necessary justification as a percentage of total:	Suitable re-use of redundant buildings in rural areas	To provide a sustainable use for otherwise redundant rural buildings in Bassetlaw	Core Strategy DPD	Bassetlaw District Council
		Indicator DM1-3b			Site Allocations DPD	Private Sector investment
					Conservation Area Appraisals and Management Plans	Parish Councils
					Development Management Process	Local Businesses
				Local/Community Group initiatives	Developers	
DM4: Design and Character	Links to Spatial Objectives SO7, SO8, SO9	Number of major housing developments achieving their potential against national and local	100%	To increase the quality of design of new development	Development Management Process	Landowners
					Local/Community Group initiatives	
					Core Strategy DPD	Bassetlaw District Council
					Site Allocations DPD	Developers
					Residential Design	Landowners

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Implementation / Delivery Mechanism	Lead Agencies
		design standards Indicator DM4		areas and contribute to a sense of place	SPD Conservation Area Appraisals and Management Plans Development Management Process Local/Community Group initiatives	
<b>DM5: Housing Mix &amp; Density</b>	Links to Spatial Objectives SO1, SO4	Type and tenure of permitted housing developments Indicator DM5	New housing developments address local needs and respects local character	To deliver an appropriate mix of housing types and tenures across Bassetlaw in response to local circumstance  To achieve quality design that respects local character areas	Core Strategy DPD Site Allocations DPD Conservation Area Appraisals and Management Plans Development Management Process	Bassetlaw District Council Nottinghamshire County Council Parish Councils Developers Landowners Registered providers

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Implementation / Delivery Mechanism	Lead Agencies
					Local/Community Group initiatives	
<b>DM6: Gypsies, Travellers and Travelling Showpeople</b>	Links to Spatial Objectives SO1	Number of permanent pitches for gypsies and travellers:  Indicator DM6	An additional 15 permanent pitches delivered by 2026	To meet the specific needs of the gypsy and travelling community in Bassetlaw through provision of sites in sustainable locations close to local services, facilities and employment opportunities  To provide additional transit pitches in sustainable locations close to main 'through routes' in the District	Core Strategy DPD  Site Allocations DPD  Private and Public  Development Management Process	Bassetlaw District Council
		Number of transit pitches for gypsies and travellers:  Indicator DM6	An additional 23 transit pitches delivered by 2026			Nottinghamshire County Council  Parish Councils  Landowners  Registered Providers  Gypsy & Traveller Community  Gypsy & Traveller Liaison Officers
<b>DM7: Securing Economic Development</b>	Links to Spatial Objectives SO2, SO4	Amount of allocated, existing or vacant employment land	Sufficient economic development land retained to meet the overall	To prioritise economic development on existing, quality	Core Strategy DPD  Site Allocations DPD	Bassetlaw District Council  Developers

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Implementation / Delivery Mechanism	Lead Agencies
		lost to non-economic uses (Ha):  Indicator DM7	requirement for the plan period	employment land  To regenerate poor quality sites for new uses that contribute to achievement of the Council's vision	Private and Public Investment  Development Management Process	Landowners
DM8: The Historic Environment	Links to Spatial Objectives SO9	Number of designated and non-designated heritage assets at risk:  Indicator DM8a	An-up-to-date register maintained and the number of heritage assets at risk reduced	To protect and enhance the historic environment and maximise its potential in regenerating key areas of the District	Core Strategy DPD  Site Allocations DPD  Conservation Area Appraisals and Management Plans  Private and Public Investment  Development Management Process	English Heritage  Heritage Lottery Fund  Bassetlaw District Council  Nottinghamshire County Council  Retford Civic Society  Parish Councils  Developers  Landowners
		Number of conservation areas and appraisals adopted:  Indicator DM8b	All 31 Conservation Area Appraisals completed and adopted			



Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Implementation / Delivery Mechanism	Lead Agencies
<b>DM9: Green Infrastructure; Biodiversity; Landscape; Open Space and Sports Facilities</b>	Links to Spatial Objectives SO4, SO5, SO8	Total gains in identified Green Infrastructure Sites, Biodiversity Sites, Open Spaces and Sports Facilities:  Indicator DM9a	Green Infrastructure, Biodiversity sites, open spaces and sports facilities increased or improved	To protect and enhance green infrastructure, biodiversity and open space across Bassetlaw  To encourage development to make a positive contribution to the green infrastructure development network	Core Strategy DPD Site Allocations DPD Supplementary Planning Documents  Local Biodiversity Action plan  Local and sub-regional Green Infrastructure Strategies	Bassetlaw District Council  Nottinghamshire County Council  Natural England  Nottinghamshire Wildlife Trust  Developers  Landowners
		Total losses of identified Green Infrastructure Sites, Biodiversity Sites, Open Spaces and Sports Facilities:  Indicator DM9b	To minimise the loss of green infrastructure, biodiversity sites, open spaces and sports facilities across the District	To protect and enhance green infrastructure, biodiversity and open space across Bassetlaw	Development Management Process	
<b>DM10: Renewable Energy and Low</b>	Links to Spatial Objectives	Amount of Renewable energy capacity permitted	Amount of renewable energy capacity is	To support the development of appropriate	Core Strategy DPD Site Allocations	Bassetlaw District Council Developers

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Implementation / Delivery Mechanism	Lead Agencies
Carbon Energy	SO6	within the District by type (MW):  Indicator DM10	increased	renewable energy schemes in Bassetlaw  To support national climate change and low carbon economy objectives	DPD  Supplementary Planning Documents  Private and Public Sector Investment  Building Regulations  Development Management Process	Landowners
DM11: Developer Contributions and Infrastructure Provision	Links to Spatial Objectives SO1, SO2, SO3, SO4	Contributions secured through section 106 agreements (or through Community Infrastructure Levy):  Indicator DM11	Developer Contributions achieved in accordance with local needs	To ensure that new development delivers the infrastructure required, and/or mitigates any adverse impacts, to make it agreeable in planning terms	Core Strategy DPD  Site Allocations DPD  Supplementary Planning Documents  Development Management Process	Bassetlaw District Council  Nottinghamshire County Council  Parish Councils  Developers  Landowners

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Implementation / Delivery Mechanism	Lead Agencies
						Utilities Providers Blue Light Services
DM12: Flood Risk, Sewerage and Drainage	Links to Spatial Objectives SO6, SO8	Percentage of applications granted in Flood Zones against Environment Agency advice:  Indicator DM12a	0%	To ensure new development is steered away from Flood Zones 2,3a and 3b	Core Strategy DPD Site Allocations DPD Supplementary Planning Documents Strategic Flood Risk Assessments Site Specific Flood Risk Assessments Development Management Process	Bassetlaw District Council Environment Agency Developers Landowners
		Percentage of developments in identified locations with a Surface	100%	To ensure that new developments in areas of known drainage problems	Core Strategy DPD Site Allocations DPD	Bassetlaw District Council Environment

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Implementation / Delivery Mechanism	Lead Agencies
		Water Drainage Assessment:  Indicator DM12b		are supported by a Surface Water Drainage Assessment	Development Management Process	Agency  Internal Drainage Boards  Developers  Landowners
<b>DM13: Sustainable Transport</b>	Links to Spatial Objectives S01,S05,S06	Indicators to be developed through the Local Transport Plan  Indicator DM13	New development located in areas that minimise the need to travel to access key services	To minimise the need to travel  To reduce problems of on-street parking  To facilitate delivery of the Local Transport Plan  To encourage transport choice and non-car modes of transport	Core Strategy DPD  Site Allocations DPD  Local Transport Plan Travel Plans  Transport Assessments  Private and Public sector Investment  Development Management Process	Bassetlaw District Council  Nottinghamshire County Council  Transport Operators  Highways Agency  Developers

Table 5.1: Core Strategy Monitoring Framework



## 6 Appendix 2: Housing Completions per Settlement

**Table 6.1: Housing Completions per Settlement**

Settlement	Completions	Completions	Completions	Completions	Completions	Settlement Totals
	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	
Askham	0	0	1	0	1	2
Babworth/Ranby	0	1	3	1	1	6
Barnby Moor	3	1	4	0	1	9
Beckingham	4	10	12	3	1	30
Bevercotes	0	0	0	0	0	0
Blyth	1	0	4	0	2	7
Bole	0	0	1	1	0	2
Bothamsall	0	0	1	0	12	13
Carburton	0	0	0	0	0	0
Carlton in Lindrick	4	1	0	1	1	7
Clarborough/Welham	0	0	1	0	0	1
Clayworth	0	0	1	0	1	2
Clumber and Hardwick	0	0	0	0	0	0
Cottam	1	0	0	0	1	2
Cuckney	0	0	0	0	0	0
Darlington	2	0	1	0	0	3
Dunham	5	1	1	6	0	13
East Drayton	0	0	1	0	0	1

Settlement	Completions	Completions	Completions	Completions	Completions	Settlement Totals
	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	
East Markham	0	5	1	0	4	10
Eaton	0	0	1	0	0	1
Elkesley	0	1	2	2	1	6
Everton	5	0	4	8	3	20
Fledborough	0	0	0	0	0	0
Gamston	0	0	2	0	0	2
Gringley on the Hill	0	0	20	8	9	37
Grove	0	1	0	0	0	1
Harworth Bircotes	8	0	0	4	3	15
Haughton	0	0	0	0	0	0
Hayton	2	0	1	1	0	4
Headon cum Upton	1	0	0	0	0	1
Hodsock/Langold	0	1	1	0	29	31
Holbeck	0	0	0	0	0	0
Laneham & Church Laneham	0	0	0	9	3	12
Lound	1	0	2	1	0	4
Marnham	0	1	1	0	1	3
Mattersey	0	0	1	0	0	1
Misson/Newington	2	1	0	1	1	5
Misterton	14	7	7	4	7	39
Nether Langwith	0	0	2	0	0	2
Norton	0	0	0	0	0	0

Settlement	Completions	Completions	Completions	Completions	Completions	Settlement Totals
	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	
Normanton on Trent	2	1	4	1	1	9
North Leverton	3	4	4	4	4	19
North & South Wheatley	5	4	3	1	1	14
Ragnall	0	0	0	0	0	0
Rampton/Woodbeck	1	1	4	0	1	7
Ranskill	4	17	7	1	0	29
Rhodesia	0	0	0	0	1	1
Rockley	0	0	0	0	0	0
Retford	38	76	142	128	117	501
Saundby	0	0	0	0	0	0
Scaftworth	0	0	0	0	0	0
Scrooby	2	0	0	1	0	3
Shireoaks	8	13	0	1	1	23
South Leverton	0	0	5	1	1	7
Styrrup & Oldcotes	0	12	1	3	1	17
Stokeham	0	1	0	1	0	2
Sturton le Steeple	1	1	4	0	1	7
Sutton cum Lound	1	0	3	3	7	14
Torworth	1	0	1	0	1	3
Treswell	0	0	0	2	1	3
Tuxford	3	5	8	2	2	20
Wallingwells	0	0	0	0	0	0



Settlement	Completions	Completions	Completions	Completions	Completions	Settlement Totals
	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	
Walkeringham	1	8	0	5	0	14
Welham	0	0	0	0	0	0
Welbeck	0	0	0	0	0	0
West Burton	0	0	0	0	0	0
West Drayton	0	0	0	0	0	0
West Markham	0	1	0	1	0	2
West Stockwith	1	0	0	4	0	5
Wiseton	0	0	0	0	0	0
Worksop	36	89	41	16	27	209
<b>TOTAL</b>	<b>160</b>	<b>264</b>	<b>303</b>	<b>226</b>	<b>249</b>	<b>1201</b>

