

# Bassetlaw Annual Monitoring Report

AMR

April 2013

Bassetlaw District Council



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

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## 1 Introduction

- 1.1 This is the ninth 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 2012 to 31 March 2013.

### 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 and 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 emerging 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 over the period 1 April 2012 to 31 March 2013.

### 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 since the Planning and Compulsory Purchase Act 2004, came into force. The current version of the LDS, brought into effect in August 2009, although somewhat out of date, was in effect during the 2012/13 monitoring period.
- 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 As required by Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, this chapter reviews progress on the preparation of documents for the Bassetlaw Local Development Framework, 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 2012 and 31 March 2013.
- 2.5 The key milestones for the production of the Site Allocations DPD are detailed in Table 2.1 below.

DPD PREPARATION TIMETABLE		
Forthcoming Stages of Preparation	LDS Scheduled Completion	Current Estimated Completion
Preferred Options document consultation	Not specified	03 February 2014
Publication of DPD	25 April 2011	Autumn 2014
Submission of DPD	20 June 2011	January 2015

**Table 2.1: DPD Preparation Timetable**

- 2.6 It is evident from this proposed timetable that there has been significant slippage in the plan preparation timescales. Reasons for this include a very high response rate to the Issues and Options consultation and the sensitive nature of some of the issues affecting some sites requiring extensive and detailed investigation in to potential solutions, prior to making decisions about allocations. Furthermore, removal of some large sites from the process resulted in the need to reconsider the range of options, while reductions in staff resources

has contributed towards slippage in the preparation of a number of key background documents.

- 2.7 At time of writing the Council is preparing to consult on the Site Allocations DPD Preferred Options, following which we will have a clearer indication of likely timescales for progression of the plan and subsequent revision of the LDS.

### 3 The Effectiveness of the Core Strategy Policies

#### Housing

- 3.1 Housing development during the period 1 April 2012 to 31 March 2013 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 2012/13. The net total housing completions for this monitoring period is 226 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

Table 3.1: Total net housing completions

- 3.3 Further details on the 2012-13 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.

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

##### Housing Trajectory

- 3.5 The housing trajectory is shown in the SHLAA 2013 and illustrates how many dwellings have been built and could be built (compared to the planned rate of housing completions) across the plan period. This trajectory is reproduced below in Figure 1. The SHLAA demonstrates that the numbers of completed dwellings is predicted to increase after 2017/2018, largely down to the large surplus (above the RSS requirement of 350 dpa) of potential dwellings that could be built if allocated as part of the LDF process. Once the housing allocations are in place, through the Site Allocations DPD, this trajectory will be amended to illustrate the predicted housing growth trajectory over the Core Strategy period.

<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.

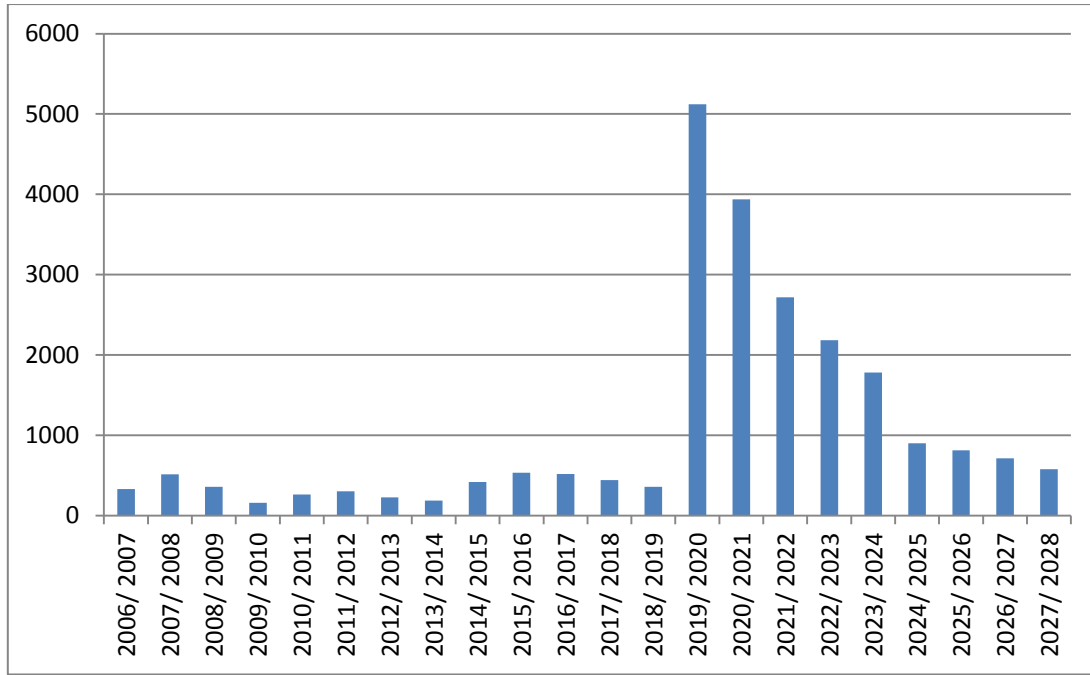


Figure 1: Potential Housing Growth Trajectory (taken from SHLAA 2013)

**Five Year Supply:**

3.6 The information contained within the SHLAA demonstrates that there is a five year supply of deliverable housing land (plus 3.1% surplus) based on an adjusted annual build rate of 441 (increased due to lower completion rates in recent years). By 2018/2019, there will be a surplus of 68 dwellings as shown in Figure 2. This does not make any allowance for the 290 other dwellings with planning permissions that are live as of 31 March 2013 but have not been factored into this. If these additional dwellings were factored in to this figure it would represent a surplus of an additional 13%.

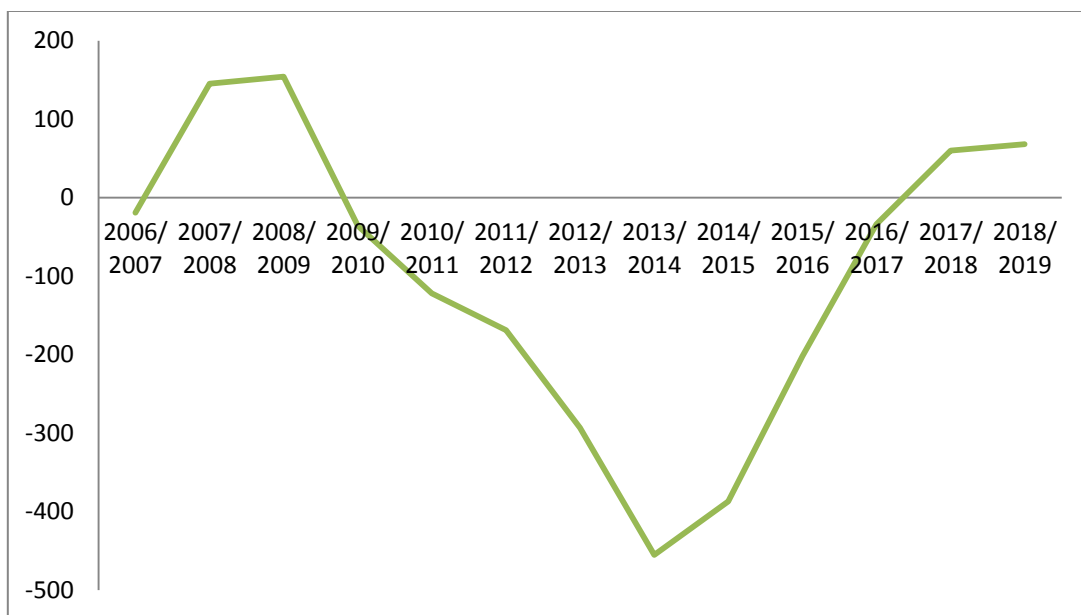


Figure 2: Projected rates for the five year compared with the requirement (taken from SHLAA 2013)

- 3.7 As shown in the figure above, the Council has a proven record of providing housing since the plan period started (the green line is positive in the first three years of the plan period). The Council has only under delivered on housing since 2009/10 which is due to the economic downturn, rather than a lack of sites. However, more recently, while delivery rates have been increasing year on year since then, there is a notable drop in the last year's completions. While no single factor can be determined as the cause of this decrease, implementation of the Council's affordable housing policy (through the Affordable Housing SPD) has been an area of concern raised by local agents, as the ambitious target for delivering affordable housing may be having adverse effects on small scale and self-build projects.
- 3.8 In view of the above under-delivery of housing in recent years, the Council is now planning for a 20% surplus.

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

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

- 3.9 There have been seven affordable housing completions over this monitoring period 1 April 2012 to 31 March 2013. All of these were delivered in Retford.
- 3.10 In response to an Action Point included in last year's AMR, the number of additional affordable housing commitments secured through Section 106 Agreements has been monitored. However, during the 2012-2013 monitoring period, no such commitments were secured. As noted above, this serves as further indication of the potential effect of the current affordable housing policy approach, despite its intention to be ambitious and deliver more affordable housing.

**Action Point 1:** The effects and response prompted by the current Affordable Housing SPD on the delivery of the policy, in terms of the interpretation of the financial contributions required from different developments, has led to the Council consulting on a revised approach to affordable housing delivery mechanisms which will help relieve burdens on small scale developers. This is being done on the basis that the small sums being collected invariably do not allow for direct delivery of an affordable unit.

Once the revised SPD is adopted, subsequent AMRs will reassess the effectiveness of Core Strategy policies in delivering affordable housing.

## Indicator H6: Number of houses built and permitted outside Development Boundaries

- 3.11 In line with recommended Action Point set out in the 2011-2012 AMR, table 3.2 (below) now identifies prospective developments that received planning permission for dwellings outside of Development Boundaries, in addition to those actually built within the monitoring period.
- 3.12 A total of 11 dwellings were built outside of settlement Development Boundaries over the period 1 April 2012 to 31 March 2013. The applications to which these developments relate are shown in the table below. It is noted that the all but two of the completions within this monitoring period are for replacements of existing dwellings or represent changes of use of existing buildings and are not new developments.
- 3.13 No further new houses have been permitted outside development boundaries, other than where development involves replacement of an existing dwelling, or conversion/change of use. While there is one new build dwelling this is a reserved matters application, for which the original outline application pre-dates the Core Strategy.
- 3.14 Overall, 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. Furthermore, this has largely been supported by appeal decisions for proposals outside development boundaries and in settlements not enclosed by development boundaries.

Application Number	Settlement	Number of Dwellings	Completed or Permitted?
08/09/00003	Bole	1	Completed
14/10/00007	Dunham-On-Trent	1	Completed
19/05/00007/R	Everton	1	Completed
61/08/00063	Harworth Bircotes	1	Completed
29/10/00002	Lound	1	Completed
34/11/00009	Normanton-On-Trent	1	Completed
36/10/00014	North Wheatley	1	Completed
01/01/00050	Retford	1	Completed
12/01711/CTL	Scrooby	1	Completed
70/05/00035	Shireoaks	1	Completed
54/12/00004	West Markham	1	Completed
12/01710/FUL	Clarbrough	1	Permitted
12/01534/FUL	East Markham	1	Permitted
62/12/00005	Hodsock	1	Permitted
12/01616/COU	Holbeck	1	Permitted

12/01033/RES	Laneham	1	Permitted
12/01362/FUL	Church Laneham	3	Permitted
54/12/00001	West Markham	1	Permitted
<b>TOTAL</b>		<b>20</b>	

Table 3.2: Houses built/permited outside development boundaries

### Economic Development

- 3.15 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

- 3.16 The total amount of land developed for economic purposes across Bassetlaw in the 2012/13 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

- 3.17 Table 3.3 below provides a summary of all employment land completions and outstanding commitments across Bassetlaw per settlement since 2008/9 to this monitoring year (2012/13<sup>2</sup>). The date shown in the table below is set out in year and Settlement Hierarchy order to reflect the structure of the Core Strategy.

Application Number	Location	Settlement	Size (ha)
<b>Completions</b>			
<b>2008/2009</b>			
61/07/00094	Blyth Road East	Harworth	1.35
50/06/00002	Lodge Lane Ind Estate	Tuxford	0.06
<b>Sub Total</b>			<b>1.41</b>
<b>2009/2010</b>			
02/07/00278	Steetley Colliery	Worksop	19.49
02/08/00530			
01/06/00187	Bellmoor	Retford	7.1

<sup>2</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.

Application Number	Location	Settlement	Size (ha)
01/07/00101	Stirling Road	Retford	0.6
61/07/00045	Snape Lane	Harworth	0.28
53/07/00006	Markham Moor Junction	Markham Moor	0.58
<b>Sub Total</b>			<b>28.05</b>
<b>2010/2011</b>			
50/08/00053	Lodge Lane	Tuxford	0.02
61/07/00045	Blyth Road East	Harworth	0.1
01/07/00150	Trinity Park	Retford	0.42
30/07/00012	Normanton Road	Marnham	0.36
02/07/00666	Sandy Lane	Worksop	0.16
02/10/00160	Manton Wood East	Worksop	0.65
02/10/00143	Manton Wood East	Worksop	0.12
<b>Sub Total</b>			<b>1.83</b>
<b>2011/2012</b>			
01/10/00286	Hallcroft Industrial Estate	Retford	0.25
61/11/00012	Plumbtree Farm	Harworth	0.7
59/11/00072	Lawn Road	Langold	0.9
01/10/00227	Randall Way	Retford	0.24
33/11/00023	Station Road, Misterton	Misterton	0.1
<b>Sub Total</b>			<b>2.19</b>
<b>2012/2013</b>			
02/07/00058	Eastgate	Worksop	0.1
66/09/00021	Brunel Park	Harworth	0.42
61/08/00050	Snape Lane (SLI Glass)	Harworth	11.8
01/09/00241	Randall Way	Retford	0.9
59/10/00009	Carlton Forest	Carlton in Lindrick	0.8
10/11/00003	Retford Road	Clarborough	0.21
59/11/00033	Long Lane	Carlton in Lindrick	0.4
28/11/00013		Laneham	0.01
18/10/00010	Gamston Airport North	Elkesley	0.14
02/10/00257	Manton Wood East	Worksop	0.13
61/11/00025	Snape Lane	Harworth	0.97
61/12/00008	Snape Lane	Harworth	1.6
<b>Sub Total</b>			<b>17.48</b>
<b>Completions Total</b>			<b>50.96</b>
<b>Commitments</b>			



Application Number	Location	Settlement	Size (ha)
<b>2009/2010</b>			
02/08/00066	Claylands Avenue	Worksop	0.06
66/09/00021	Brunel Park	Harworth	0.42
61/08/00050	Snape Lane (SLI Glass)	Harworth	11.8
01/09/00241	Randall Way	Retford	0.9
<b>Sub Total</b>			<b>13.18</b>
<b>2010/2011</b>			
02/07/00058	Eastgate	Worksop	0.1
61/09/00052	Harworth Colliery	Harworth	16.12
04/10/00003	Blyth Road	Ranby	0.1
59/10/00009	Carlton Forest	Carlton in Lindrick	0.8
01/10/00059	Randall Park Way	Retford	0.23
<b>Sub Total</b>			<b>17.35</b>
<b>2011/2012</b>			
02/11/00003	Manton Wood Enterprise Park	Worksop	0.24
02/11/00097	Sandy Lane Industrial Estate	Worksop	0.22
02/11/00318	Eastgate	Worksop	0.35
02/11/00220	Eastgate	Worksop	0.1
10/11/00003	Retford Road	Clarborough	0.21
02/11/00399	Albion Close	Worksop	0.25
59/11/00033	Long Lane	Carlton in Lindrick	0.4
70/12/00003	Shireoaks Triangle	Shireoaks	0.5
70/11/00005	Gateford Road	Worksop/Shireoaks	1.59
02/11/00023	Shireoaks Road	Worksop	0.2
28/11/00013		Laneham	0.01
69/11/00006	Highgrounds	Rhodesia	0.4
01/07/00259	West Retford Hotel	Retford	0.75
18/10/00010	Gamston Airport North	Elkesley	0.14
01/10/00219	West Carr Road	Retford	0.16
59/10/00061	Hundred Acre Lane	Carlton in Lindrick	0.12
02/10/00257	Manton Wood East	Worksop	0.13
61/11/00025	Snape Lane	Harworth	0.97
61/12/00008	Snape Lane	Harworth	1.6
<b>Sub Total</b>			<b>8.34</b>

Application Number	Location	Settlement	Size (ha)
<b>2012/2013</b>			
04/12/00013	Old London Road	Morton	0.02
12/01323/FUL	Promat Lawn Road	Costhorpe/Carlton	0.03
50/12/00012	North Road Garage	Tuxford	0.09
<b>Sub Total</b>			<b>0.14</b>
<b>Commitments Total</b>			<b>39.01</b>
<b>OVERALL TOTAL</b>			<b>89.97</b>

Table 3.3: Employment Land Completions and Commitments

3.18 In addition to the commitments shown in table 3.3 above, there is an additional planning permission awaiting a legal agreement. As this site at Bevercotes (application number 09/05/00002) has yet to have its legal agreement issued it has not been counted as a current commitment. Delivery of the site is dependent upon highway improvements on the Twyford Bridge junction of the A1 in Elkesley. However, the latest update from the Highways Agency indicates that they have appointed a contractor to deliver the design of the scheme, taking it through from construction to completion. Construction work is set to begin in early 2014 and is due for completion by early 2015.

Application Number	Location	Settlement	Size (ha)
<b>Lapsed Permissions</b>			
<b>2011/2012</b>			
53/07/00006	Markham Moor Junction	Markham Moor	0.21
<b>TOTAL</b>			<b>0.21</b>

Table 3.4: Lapsed Employment Land Permissions

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>3</sup> employment land allocations are yet to be finalised. Consequently, an assessment of the take up of allocated employment land cannot be undertaken in this AMR. 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.

### Town Centre

3.21 Details of developments that have taken place over the period 1 April 2012 to the 31 March 2013 in town centres and local centre are monitored through the following indicators.

<sup>3</sup> See Section 2 of the AMR for progress on the Site Allocations DPD for the Local Development Framework.

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

- 3.22 No new convenience goods floorspace developments have either been completed or 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	Unit(s)	Floorspace (sqm)
<b>Commitments</b>			
Retford	27 Grove Street	Convert Existing Property From Offices (B1) and Retail (A1) To Retail (A1) and Seven Residential Flats (C3)	124
Retford	18/18a The Square	Change Of Use From Office Use (B1 Class) and (A1 Class 1) To A1 and A2 Uses and Carry Out Alterations	555.3

**Table 3.5: Total New Comparison goods floorspace and location**

- 3.23 Table 3.5 above shows a gain of 679.3m<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. No completions have been recorded for this period.
- 3.24 Further to the loss of comparison goods floorspace recorded in Worksop in last year's AMR, there has been no change in the situation, which may be regarded as stabilisation. Future AMRs will continue to monitor losses and gains in both Worksop and Retford to determine whether the retail trends will need to be addressed through specific action points or changes to Core Strategy Policy.

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

- 3.25 By the end of this monitoring period (31 March 2013), 25 non-retail uses were recorded within the Primary Shopping Frontages in Worksop, Retford and Harworth Bircotes town centres and a further five non-retail uses were recorded within the Primary Shopping Frontage at Langold.
- 3.26 Previous AMRs have only monitored the number of non-retail units in Primary Shopping Frontages (PSF) in Worksop and Retford. However, there are also PSFs in Harworth Bircotes and Langold which must also be monitored. As such, the figures provided in this monitoring period will serve as a baseline for a revised approach to the way in which this indicator is monitored in the future.

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

**Table 3.6: Non-retail units in Primary Shopping Frontages**

3.27 In terms of responding to the number of vacant units (see below) it places a greater emphasis on the Council taking a pragmatic or more flexible approach to non-retail uses that may come forward on primary frontages, yet maintaining the view in Policy CS2-CS5 that developments serve to improve the attraction of town centres as retail destinations. This takes account of the NPPF's approach towards recognising town centres as being the heart of their communities and the importance of supporting their viability and vitality.

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

3.28 The number of vacant retail units within the identified town centres and local centres boundaries across Bassetlaw as of 31 March 2013 is 87 units. The settlements where these losses are listed in table 3.7 below.

3.29 While vacancy rates in Worksop have stabilised there has been a significant increase in the number of vacant units in the centre of Retford. While the Council will continue to monitor the situation, data shows that some vacancies are as a result of existing retailers relocating to the Primary Shopping Frontage from more peripheral streets within the town centre, while vacancy rates have fluctuated greatly during the monitoring period, prior to units being counted. This may be regarded more as a reflection of the current economic climate than the impact of the Council's retail policies.

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

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

**Indicator TC5: Retail Developments outside retail boundaries**

- 3.30 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**

- 3.31 Total gains/losses of community services and facilities over the period 1 April 2012 to the 31 March 2013 is set out in tables 3.9 and 3.10 below. In this period the district lost more community facilities than have been gained.
- 3.32 An aim of the Core Strategy is to ensure there are sufficient services and facilities to meet overall and local needs. The recorded loss of services and facilities in this monitoring period is comprised of Public Houses in Retford and Tuxford, resulting in reduced choice for local residents. While it is important that this loss does not become a persistent trend as the Core Strategy is implemented, it is nonetheless reflective of a national trend of pub closures and therefore not unexpected or limited to the Bassetlaw area.
- 3.33 The community facilities gained in this monitoring period are regarded as new provision arising as a direct result of increased demand.

Settlement	What Service or Facility has been Gained	Number of Gains
<b>2012/2013</b>		
Carlton-in-Lindrick	Cemetery	1
Clarborough	Convenience store	1
<b>Total</b>		<b>2</b>

**Table 3.9: Total Gains of Services and Facilities**

Settlement	What Service or Facility has been lost	Number of Losses
<b>2012/2013</b>		
Retford	Public House	1
Retford	Public House	1
Tuxford	Public House	1
<b>Total</b>		<b>3</b>

**Table 3.10: Total Losses 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.

Parish	Application Number	Address	No. of new dwellings	Status
Askham	03/12/00001	Brickyard Farm, Town Street, Askham, Newark	1	GRANTED
Clarbrough	12/01614/FUL	Adjacent Kings Arms, Main Street, Clarbrough, Retford	1	STARTED
Darlton	13/11/00004	Darlton Hall Farm, Broadgate, Darlton, Newark	1	GRANTED
East Markham	16/12/00007	Old Well Cottage, High Street, East Markham, Newark	1	GRANTED
Laneham	12/01362/FUL	Manor Farm, Church Lane, Church Laneham, Retford	3	GRANTED
Mattersey	31/12/00014	Barn at Beverley House, Main Street, Mattersey, Doncaster	1	GRANTED
Mattersey	31/12/00017	Stone House, Main Street, Mattersey, Doncaster	1	GRANTED
North Wheatley	36/12/00010	The Sun Inn, Low Street, North Wheatley, Retford	1	STARTED
Torworth	12/01215/RSB	Manor Farm, Great North Road, Torworth, Retford	3	GRANTED
Tuxford	12/01194/RSB	11, Eldon Street, Tuxford, Newark, NG5 2JL	3	GRANTED
Tuxford	13/00868/FUL	Mydas Mews, Chantry Walk, Tuxford, Newark	4	GRANTED
Retford	01/12/00072	The Barn, Storcroft Road, Retford	1	GRANTED
Retford	01/12/00110	27, Grove Street, Retford	7	GRANTED
Worksop	02/12/00061	Abbey Grove, Abbey Street, Worksop	1	GRANTED
Worksop	02/12/00095	Colliery Inn, 112, Sandy Lane, Worksop	4	GRANTED
Worksop	02/12/00165	Building adjacent The Greyhound, Richmond Road, Worksop	2	STARTED
Worksop	12/01160/RENU	4, Newcastle Street, Worksop	4	GRANTED
West Markham	54/12/00001	Laurels Farm House, Main Road, Milton, Newark	1	GRANTED
West Stockwith	55/12/00003/R	Chestnut Farm, Main Street, West Stockwith, Doncaster	2	GRANTED
<b>Total</b>			<b>42</b>	

**Table 4.1: Permitted Conversions for Residential Purposes**

- 4.1 Table 4.1 above shows that 42 buildings have been granted planning permission for conversion for residential use over the period 1 April 2012 to 31 March 2013. The table above indicates a mixture of types of buildings being converted for residential use, in addition to traditional agricultural buildings.

- 4.2 The number of permissions in this monitoring period shows a continuation of last year's figure of 46 units, which was a notable increase from the 18 dwellings from conversions in 2010 and 19 dwellings in 2011. These figures can therefore be regarded as a reflection of the success of Policy DM2, which emphasises consideration of conversion of existing rural buildings before seeking to replace them with new units.

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

- 4.3 In all of the cases listed in Table 4.1, the decision notices for permissions for residential conversions reference their compliance with the relevant planning policies, thereby inferring that the necessary justification was given. While many of these schemes have been permitted under the criteria contained in policies CS2-CS9, those permitted outside of established settlements and development boundaries have demonstrated compliance with policy DM2. Furthermore, changes to permitted development rights for changes of use of agricultural buildings for other commercial uses (A1/A2/A3/B1/B8/C1/D2) is expected to support this policy approach. On the basis that applicants seeking residential conversion must demonstrate reasonable efforts have been made to market the building for commercial/community uses, where such interests emerge it will allow these developments to come forward without the need for planning permission and avoid the need for applicants to weigh up the merits of alternative schemes in their supporting evidence.

**Policy DM4: Design and Character**

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

- 4.4 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. However, the Core Strategy was only adopted in December 2011 and the relevant criteria are not currently applied to planning applications for residential conversion. Consequently, an assessment of applications with or without necessary justification cannot be undertaken in this AMR.
- 4.5 It is noted, however, that the Council has recently adopted its residential design supplementary planning document – *Successful Places: A Guide to Sustainable Housing Layout and Design*.
- 4.6 While there are currently no major applications against which to assess the effectiveness of this policy, Table 4.2 (below) shows planning appeal dismissals that rest solely on Policy DM4. Although a significant number of appeals cite design and character grounds as reasons for dismissal, in addition to the issues of the principle of development, these decisions dismiss their respective proposals solely on the criteria listed in DM4.



Parish	Appeal Reference	Location
Gringley-on-the-Hill	APP/A3010/A/12/2168843	Fern Cottage, Cross Hill, Gringley-on-the-Hill, Doncaster, DN10 4RE
Retford	APP/A3010/D/12/2173323	11 All Hallows Close, Ordsall, Retford, Nottinghamshire DN22 7UP
Retford	APP/A3010/D/12/2183518	43 Victoria Road, Retford, DN22 7DQ
Misterton	APP/A3010/C/11/2165932	Land to Rear of Blyth House, Station Street, Misterton, Nottinghamshire, DN10 4DE

Table 4.2: Appeals dismissed on Policy DM4

## Policy DM5: Housing Mix and Density

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

- 4.7 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	2	0	2
2 Bed	32	0	32
3 Bed	23	0	23
4 Bed	21	0	21
5 Bed	12	0	12
<b>Total</b>	<b>107</b>	<b>0</b>	<b>107</b>

Table 4.3: Housing Permissions by type and tenure

- 4.8 Compared to figures from previous years, this represents a significant decrease in the number of permissions. However, this does not necessarily mean that next year's completions will reflect this 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

- 4.9 Over the monitoring period 31 March 2012 to 1 April 2013 no Gypsies or Traveller permanent or transit pitches were granted planning permission in Bassetlaw. Core Strategy targets are 25 residential pitches and 18 transit pitches. Permissions granted since the targets were established include: five residential pitches at Cheapside, Worksop; 19 residential pitches at Treswell; and five residential & six transit pitches at Daneshill (nr. Torworth).

## Policy DM7: Securing Economic Development

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

- 4.10 Policy DM7 seeks to protect existing and vacant employment land along with employment sites that will be allocated through the LDF. As this is an emerging policy, the loss of employment land over this monitoring period is focused on Local Plan allocations and protected sites only. This will change in the next AMR. There have been no losses in employment land as a result of planning permissions granted during this year's monitoring period.

## Policy DM8: The Historic Environment

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

- 4.11 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.
- 4.12 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**

4.13 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.**

4.14 As shown in table 4.5 below, there are 31 Conservation Areas in Bassetlaw. In the Monitoring period 1 April 2012 to 31 March 2013, three new conservation area appraisals were adopted, for Retford, Blyth and Everton.

Criteria	Number
Conservation Areas	31
Adopted CA Appraisals for the Monitoring period	3
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

- 4.15 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). It was however noted that the Council's own monitoring of this year's LWS gains/losses did not correlate with the latest data update issued by the NBGRC, largely due to our own records not taking account of 'candidate' sites. These are regarded as LWS until more detailed survey work can indicate otherwise
- 4.16 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	-	1,361
Local Wildlife Sites	298	9.09	4,310.81
Open Space	-	0	-
Sports Facilities	-	0	-
<b>Total</b>	<b>-</b>	<b>9.09</b>	<b>-</b>

**Table 4.6: Green Infrastructure Asset Breakdown**

- 4.17 The green infrastructure typologies (above) show an overall increase of 160.4 hectares in LWS coverage from 4,144.14 hectares in 2012 to 4,310.81. This is primarily due to the inclusion aforementioned candidate sites. As such, table 4.6 does not show the full extent of the change identified above, only showing the breakdown of sites that have been lost over the period 1 April 2012 to 31 March 2013. This comprises a loss of 1.69 hectares from sites 2/123 (Oak Wood, Shireoaks) and 2/422 (Brigg Lane), due to an overall loss of botanical interest. No losses have occurred as a result of development of protected sites. There has been no change in open space or sports facilities provision during this monitoring period.

Site name	Gain (ha)	Loss (ha)
<b>Local Wildlife Sites</b>		
2/123 Oak Wood, Shireoaks	-	0.643
2/442 Brigg Lane	-	1.046

Site name	Gain (ha)	Loss (ha)
<b>Sub total</b>	-	<b>1.689</b>
<b>Total</b>	-	<b>1.689</b>

Table 4.7: Green Infrastructure record of gains/losses

## Policy DM10: Renewable and Low Carbon Energy

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

4.18 Table 4.8 below shows the completions of renewable energy developments as of 31 March 2012. The total amount of renewable energy capacity installed across Bassetlaw in this monitoring period is 1.62MW. This comprises 132KW from wind installations, 34.65KW from solar and 1.45MW from anaerobic digestion.

Settlement	Application	Description	Output
<b>Wind Energy</b>			
Tuxford	12/01745/FUL	Erect and Operate an 11kw Gaia Wind Turbine on an Eighteen Metre High Monopole Mast with Associated Concrete Foundation and Cable Run	11kw
Babworth	04/12/00010	Proposed Siting Of 1 X 24.6m High (hub) Wind Turbine	55kw
Headon	27/12/00002	Proposed siting of 1x24.6m high (hub) wind turbine	55kw
Tuxford	50/12/00002/R	Construct and operate one 11kw turbine on an 18m monopole mast (resubmission of P.A 50/11/00044)	11kw
<b>Solar Energy</b>			
Worksop	12/01480/HSE	Retain Solar Panels To Detached Garage	2.25kw
Retford	12/01085/FUL	Installation of 93Nr 200W solar module panels (19.4kw) 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	
<b>Other</b>			
Bevercotes	12/01656/FUL	Erection of Anaerobic Digestion Plant Together With Service Trench to Serve Holiday Lodges and Angling and Equestrian Centre	250kw Energy 350kw Heat

Sutton-cum-Lound	47/11/00019	Construction of a 1.2MW anaerobic digester for the production of renewable energy	1.2MW
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Table 4.8: Renewable energy planning permissions

## Policy DM11: Developer Contributions and Infrastructure Provision

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

4.19 Core Strategy Policy DM11 highlights developer contributions and infrastructure requirements that may be required from new development. Table 4.9 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	01/10/00121	Residential	Amendment to provision of Public Open Space	-
	01/11/00219	Residential	Provide Affordable Housing Units approved under Clause 4.3 prior to the occupation of 50% of the Open Market Dwellings on Phase 2; Provide a minimum of 3 dwellings as Affordable Housing Units on Phase 1 prior to the 79th occupation on the Site; ensure that a minimum of 14.5% of the dwellings over the total Site shall be allocated as Affordable Housing Units	-
	12/01312/FUL	Residential	Units to be made available specifically for occupation by over-60's; Integrated Transport Contribution	£32,000
	01/12/00113	Residential	Provision of affordable housing units	-
	01/11/00239	Residential	Provision of Public Open Space and affordable housing units	-
	01/11/00242	Residential	Provision of Public Open Space and affordable housing units	-

Settlement	Application Number	Type of development	Summary of contribution	Commuted sum?
	01/11/00243	Residential	Provision of Public Open Space and affordable housing units	-
Worksop	02/11/00288	Retail Food Store, Petrol Filling Station, Class B1 Unit, Car Parking And Public Realm Works	Highways Contribution to County Council, measures to promote a mode shift to walking and cycling; improved traffic signing	£221,000
			Bus Quality Partnership contribution, bus priority measures and bus stop facilities; Public Transport Revenue support; extension and improvement of cycle and pedestrian network/ facilities;	£176,000
			Monitoring Contribution	£5,000
			Training programme for Local Labour	-
			Town Centre Contribution towards cost of implementing the Town Centre Improvement Scheme	£600,000.00
			Employment contribution	£250,000
	02/11/00288	Residential	Traffic Management: Creation of a one way traffic flow system; Open Space provision; Dwellings to be made available to eligible households unable afford housing generally available on the open market	-
	02/11/00040	Residential	Open space provision (on and off site), plus 5% of Commuted Sum for the management and maintenance; Affordable Housing - Minimum of 15% to the total number of dwelling houses to be constructed;	-
Integrated Transport Contribution			£56,000	
<b>Total</b>	-	-	-	<b>£1,340,000</b>

Table 4.9: Developer Contributions

## Policy DM12: Flood Risk, Sewerage and Drainage

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

- 4.20 Over this monitoring period no applications were granted against Environment Agency advice, ensuring that developments are not being granted in areas liable to flooding. This suggests 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

- 4.21 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 4.10 shows that of the 14 planning applications granted permission within the identified areas during the monitoring period, only one had what may be regarded as satisfactory evidence to demonstrate that it would not exacerbate existing known problems.

Settlement	Application Number	Sewerage / Drainage Assessment?
Beckingham	12/01655/FUL	No
Beckingham	12/01386/FUL	No
Clarborough	12/01710/FUL	No
East Markham	12/01534/FUL	No
East Markham	16/12/00007	No
East Markham	16/12/00011	No
Harworth Bircotes	12/01520/FUL	No
Harworth Bircotes	61/12/00008	No
Harworth Bircotes	61/12/00003	No
Misterton	12/01127/FUL	No
North Wheatley	36/12/00006/R	Yes
North Wheatley	12/01743/RSB	No
North Wheatley	36/12/00010	No
Sturton-le-Steeple	46/12/00001/R	No

Table 4.10: Applications with surface water drainage assessments

- 4.22 It is noted that the majority permissions listed above are for the replacement of either existing dwellings or other buildings, therefore may not necessarily exacerbate existing problems. However, this should nonetheless be demonstrated through an assessment of the likelihood. As such, the policy cannot be regarded as being fully effective.

**Action Point 2:** Amend the Council's application validation checklist to specify drainage assessments to be included with relevant applications for the settlements listed in Policy DM12 Section B.



## Policy DM13: Sustainable Transport

### Indicator DM13

4.23 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)
LTP26	Length of shared or segregated cycle lane or path (On-road cycle lane) (Off-road shared use) (Off-road cycle track)

**Table 4.11: Local Transport Plan Indicators**

4.24 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	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
	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	
Askham	1	0	0	1	0	2
Babworth/Ranby	0	0	1	3	1	5
Barnby Moor	0	3	1	4	0	8
Beckingham	1	4	10	12	3	30
Bevercotes	0	0	0	0	0	0
Blyth	2	1	0	4	0	7
Bole	0	0	0	1	1	2
Bothamsall	0	0	0	1	0	1
Carburton	0	0	0	0	0	0
Carlton in Lindrick	21	4	1	0	1	27
Clarborough/Welham	0	0	0	1	0	1
Clayworth	1	0	0	1	0	2
Clumber and Hardwick	0	0	0	0	0	0
Cottam	0	1	0	0	0	1
Cuckney	0	0	0	0	0	0
Darlington	0	2	0	1	0	3
Dunham	1	5	1	1	6	14
East Drayton	0	0	0	1	0	1



Settlement	Completions	Completions	Completions	Completions	Completions	Settlement Totals
	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	
East Markham	0	0	5	1	0	6
Eaton	0	0	0	1	0	1
Elkesley	0	0	1	2	2	5
Everton	4	5	0	4	8	21
Fledborough	0	0	0	0	0	0
Gamston	0	0	0	2	0	2
Gringley on the Hill	0	0	0	20	8	28
Grove	0	0	1	0	0	1
Harworth Bircotes	10	8	0	0	4	22
Haughton	0	0	0	0	0	0
Hayton	1	2	0	1	1	5
Headon cum Upton	1	1	0	0	0	2
Hodsock/Langold	8	0	1	1	0	10
Holbeck	0	0	0	0	0	0
Laneham & Church Laneham	0	0	0	0	9	9
Lound	0	1	0	2	1	4
Marnham	0	0	1	1	0	2
Mattersey	3	0	0	1	0	4
Misson/Newington	3	2	1	0	1	7
Misterton	3	14	7	7	4	35
Nether Langwith	1	0	0	2	0	3
Norton	0	0	0	0	0	0

Settlement	Completions	Completions	Completions	Completions	Completions	Settlement Totals
	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	
Normanton on Trent	4	2	1	4	1	12
North Leverton	7	3	4	4	4	22
North Wheatley	0	5	4	3	1	13
Ragnall	0	0	0	0	0	0
Rampton/Woodbeck	0	1	1	4	0	6
Ranby	0	0	0	0	0	0
Ranskill	9	4	17	7	1	38
Rhodesia	0	0	0	0	0	0
Rockley	0	0	0	0	0	0
Retford	149	38	76	142	128	533
Saundby	0	0	0	0	0	0
Scaftworth	0	0	0	0	0	0
Scrooby	0	2	0	0	1	3
Shireoaks	25	8	13	0	1	47
South Leverton	0	0	0	5	1	6
South Wheatley	0	0	0	0	0	0
Styrrup (same as Oldcotes)	0	0	12	1	3	16
Stokeham	0	0	1	0	1	2
Sturton le Steeple	0	1	1	4	0	6
Sutton cum Lound	0	1	0	3	3	7
Torworth	0	1	0	1	0	2
Treswell	0	0	0	0	2	2

Settlement	Completions	Completions	Completions	Completions	Completions	Settlement Totals
	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	
Tuxford	2	3	5	8	2	20
Wallingwells	0	0	0	0	0	0
Walkeringham	7	1	8	0	5	21
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	0	1	0	1	2
West Stockwith	0	1	0	0	4	5
Wiseton	0	0	0	0	0	0
Worksop	95	36	89	41	16	277
<b>TOTAL</b>	<b>359</b>	<b>160</b>	<b>264</b>	<b>303</b>	<b>226</b>	<b>1312</b>