

Bassetlaw Annual Monitoring Report

1ST APRIL 2016 – 31ST MARCH 2017



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Introduction

What is the Annual Monitoring Report and what is its Role?

- 1.1** This is the thirteenth Annual Monitoring Report (AMR) prepared by Bassetlaw District Council, covering the period 01 April 2016 – 31 March 2017. The Annual Monitoring Report is important as it allows the Council to understand the effectiveness of the policies that are being implemented. It is also essential to understand the annual levels of residential, retail and employment development across the District to inform both the relative supply and future trajectory of development in Bassetlaw which in turn may shape future planning policy approaches.
- 1.2** **Planning Practice Guidance**, updated in 2015¹, establishes the parameters of AMR reports:
- “Local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing and are encouraged to report as frequently as possible on planning matters to communities. This is important to enable communities and interested parties to be aware of progress. Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been made, and to determine whether there is a need to undertake a partial or full review of the Local Plan.”*
- 1.3** The AMR measures various indicators to assess the performance and trends of the individual planning policies set out in the current **2011 Core Strategy and Development Management DPD (the ‘Core Strategy’)** policies which establish the criteria against which all planning applications within the District will be considered. The AMR also provides a general portrait of the economic, social and environmental environments in the District and the wider effects of the LDF. The Council considers that these policies will enable the delivery of the objectives and long term vision for Bassetlaw District Council. The indicators used in the AMR fall under three categories:
- **Core Output Indicators** – Which measure quantifiable physical activity, directly related to, or as a consequence of, the implementation of planning policies

¹ Planning Practice Guidance on Local Plans – Adoption, monitoring and supplementary planning documents:

<http://planningguidance.communities.gov.uk/blog/guidance/local-plans/adoption-monitoring-and-supplementary-planning-documents/>

- **Local Output Indicators** – which are indicators specific to Bassetlaw in order to aid the development of future planning 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

Why Monitor?

1.4 Monitoring, alongside subsequent research and understanding, is essential to establishing what is happening now and what could likely happen in the future. Through good monitoring it is possible to compare these trends against existing policies and targets to determine whether action is required. Monitoring helps to address questions such as:

- Are policies achieving their objectives, and in particular are they delivering sustainable development?
- Have policies resulted in inadvertent concerns?
- Are the expectations and objectives behind policies still relevant?
- Are the targets being achieved and if not, why not.

1.5 The AMR is separated into three sections:

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| ▪ Section One: Monitoring the progress of the Local Development Scheme |
| ▪ Section Two: The effectiveness of the Core Strategy Policies |
| ▪ Section Three: The effectiveness of the Development Management Policies |

Executive Summary

Key Points

- Total CIL receipts for 2016/17 amounted to £700,279.66
- 459 new homes were completed
- There were 64 completions and 67 commencements of designated affordable housing
- At 31st March 2016 Bassetlaw District Council has a deliverable housing supply of 2547 dwellings over the next 5 years
- 65.38 ha of additional employment floor space was completed or under construction
- The number of vacant retail units in Worksop and Harworth have increased slightly but non retail usage has decreased for Worksop showing the policy is working in that respect
- There are a total of 20 sites designated SSSI in the area of Bassetlaw
- There are five more heritage sites considered to be at risk compared to last year
- In total 13 applications were dismissed during the appeal process due to their impact upon character and design standards. This is one more than last year and represents the effective implementation of design policies.

1.6 In the box above are some headlines figures associated with the AMR. The AMR includes 27 indicators; all linked to Sustainability Appraisal objectives, to measure the performance of the Council's adopted planning policies and to assess the wider effects on the District. Some headline results are included below. Full results for each indicator are reported upon in numerical order throughout the AMR and a more succinct report can be found in the AMR Summary, a separate document that can be found on www.bassetlaw.gov.uk

1 Progress against the Local Development Scheme

- 1.1** This section monitors the progress of emerging planning policy over the period 1 April 2016 to 31 March 2017. 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. This is in response to Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which require progress on the preparation of documents specified in the LDS to be recorded in the AMR.

Progress against the Local Development Scheme

- 1.2** As of 31 March 2017, the latest LDS was published in September 2015.
- 1.3** In December 2014 the Council Cabinet agreed to withdraw the proposed Site Allocations Development Plan Document and halt preparation of LDF. The primary reason for doing this was that the plan sought 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 form. Therefore, as of September 2015, a new LDS was introduced that looks to implement a new Local Plan for the District, the Bassetlaw Plan. The Bassetlaw Plan will be a comprehensive planning policy document containing strategic policies, site allocations and more detailed, thematic development management policies.
- 1.4** The LDS set an ambitious timetable that proposed consultation on the initial Draft Bassetlaw Plan from April 2016. However, the decision was taken to extend the evidence gathering process, therefore moving the consultation period back to September 2016. Following this first stage of consultation on the emerging plan and publication of the Housing White Paper: Fixing our broken housing market (February 2017), it was apparent that further evidence must be gathered and analysed, particularly relating to the proposed standardised method of calculating objectively assessed housing need. Further work is also required to establish economic growth needs over the plan period and expanding upon other policy components set out in the initial draft.
- 1.5** In order to provide a realistic timescale for producing a robust plan it is acknowledged that the LDS will need to be updated. This will be published as soon as possible.

2 The Effectiveness of the Core Strategy Policies

Housing

- 2.1 Housing development during the period 01 April 2016 to 31 March 2017 was 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 website².

Indicator H1: Total Housing Completions

- This indicator sets out the total housing completions in Bassetlaw from 2006 through to the present monitoring period of 2016/17. This indicator measures the effectiveness of policy in regard to the housing shortfall.
- Data source: Planning Policy

- 2.2 Table 1 below sets out the total housing completions in Bassetlaw from 2006/2007 to this monitoring year 2016/2017. The total housing completions for this monitoring period is 459 dwellings.

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Completions	331	541	359	160	264	303	226	249	241	338	462

Table 1: Net Housing Completions

² <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/planning-policy-monitoring-research/policy-monitoring.aspx>

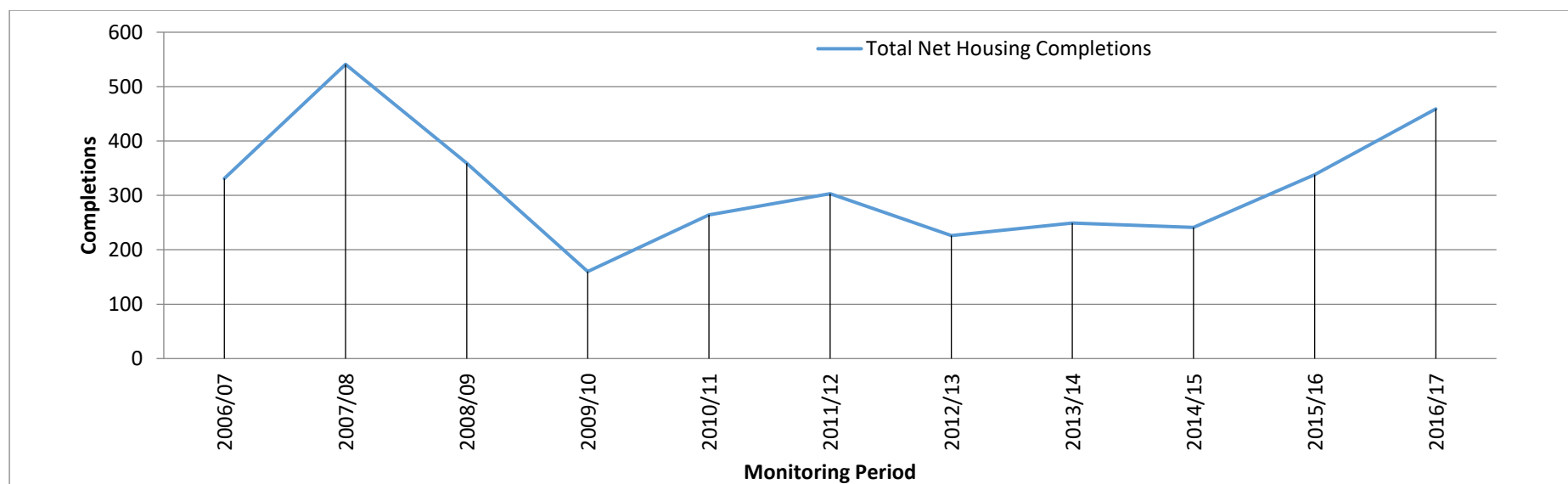


Figure 1: Net Housing Completions

- 2.3** The net housing completions figure for 2016/17 is 459. This is an increase of 36% on the previous year 2015/2016, a positive indication of meeting the yearly housing target of 435 dwellings in the future, an overall indicator of improving market confidence in the housing industry locally.

Indicator H2: Housing Completions per Settlement

- This indicator sets out the total housing completions in Bassetlaw per settlement over ten years within the settlement classification of the Core Strategy.
- Data Source: Bassetlaw District Council – Monitoring and Research

Worksop, Retford and Harworth & Bircotes

Period	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Worksop ³	199	121	105	95	36	89	41	16	27	62	54	92	937
Retford	78	97	144	149	38	76	142	128	117	78	128	146	1321
Harworth	27	42	74	10	8	0	0	4	3	10	58	125	361
Total	304	260	323	254	82	165	183	148	147	150	240	363	2619

Table 2: Housing Completions in the Towns

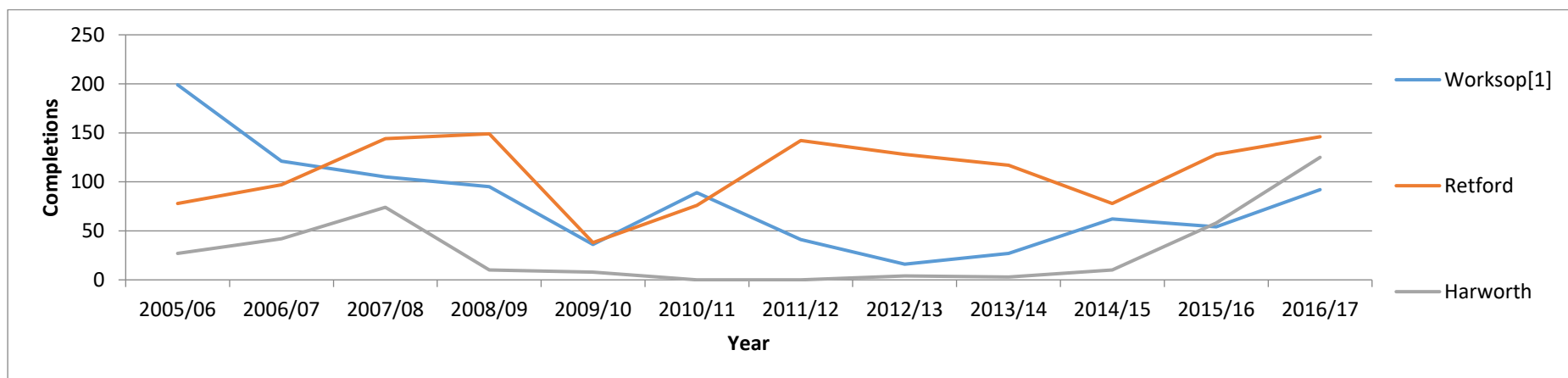


Figure 2: Housing Completions in Sub Regional Centres, Core Service Centre and Main Regeneration

³ For the total housing completions for the sub regional centre of Worksop as described in the Core Strategy, the housing completions for Shireoaks and Rhodesia need to be added to the Worksop figures shown. The Shireoaks and Rhodesia figures are shown in Appendix 2.

As table 2 shows, since 2005 Retford has the largest amount of completions, followed by Worksop. Noticeably Retford delivers 384 more dwellings over the period than Worksop. Harworth's rise in housing completions for this monitoring period 2016/17 is an indication of the regeneration investment in that area.

Local Service Centres: Carlton, Langold, Tuxford and Misterton

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Misterton	0	21	27	3	14	7	7	4	7	4	15	12	121
Hodsock/Langold	1	0	6	8	0	1	1	0	29	31	31	8	116
Tuxford	13	0	2	2	3	5	8	2	2	2	1	10	50
Carlton in Lindrick	4	0	1	21	4	1	0	1	1	3	0	2	38
	18	21	36	34	21	14	16	7	39	40	47	32	325

Table 3: Housing completions in local service centres

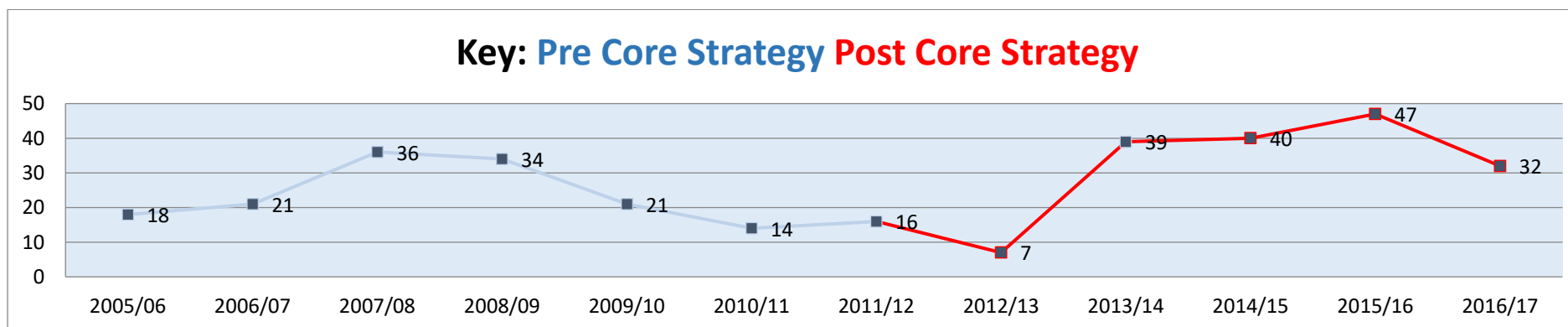


Fig 3 Total housing completions for local service centres

- 2.4 Fig 3 shows the trend analysis of completions for the local service centres. After the adoption of the Core Strategy in 2011 housing numbers do drop but then begin to increase year on year reflecting the policy approach allowing for moderate residential growth. The service centre figures do not seem to have been effected as severely by the recession when compared to other settlement suggesting a steady demand for development in a rural context.

Rural Service Centres

- 2.5** Settlements classified as 'Rural Service Centres' feature in the table below ranked by highest completions. Geographically these higher completions are spread across the rural service centres in the North and down the Eastern side of the District. The rural service centres with the lowest number of completions are in the South, such as Gamston, Nether Langwith and Elkesley.

Settlement	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
North Leverton	52	26	15	7	3	4	4	4	4	2	1	4	126
Gringley on the Hill	8	0	1	0	0	0	20	8	9	13	26	4	89
Ranskill	1	2	13	9	4	17	7	1	0	0	0	1	55
Walkeringham	22	0	3	7	1	8	0	5	0	0	0	2	48
Beckingham	0	1	2	1	4	10	12	4	1	2	2	2	41
Everton	4	0	3	4	5	0	4	8	3	1	0	6	38
North /South Wheatley	2	1	4	0	5	4	3	1	1	3	0	4	28
East Markham	3	1	2	0	0	5	1	0	4	3	1	3	23
Misson	3	3	3	3	2	0	0	1	1	0	2	1	20
Blyth	3	0	4	2	1	0	4	0	2	0	1	1	18
Dunham	0	0	0	1	5	1	1	6	0	2	0	0	16
Sutton cum Lound	0	0	2	0	1	0	3	3	7	0	0	0	16
Sturton le Steeple	0	1	4	0	1	1	4	0	1	0	1	1	14
Clarborough/ Welham	7	0	0	0	0	0	1	0	0	1	2	0	11
Rampton/ Woodbeck	0	0	0	0	1	1	4	0	1	0	1	3	11
Mattersey	0	0	2	3	0	0	1	0	0	1	1	2	10
Elkesley	0	1	0	0	0	1	2	2	1	0	0	0	7
Nether Langwith	1	1	1	1	0	0	2	0	0	0	0	0	6
Gamston	0	1	0	0	0	0	2	0	0	0	0	1	4
Cuckney	0	0	0	0	0	0	0	0	0	0	0	0	0
Total per year	106	38	59	38	33	53	75	43	35	28	38	35	546

Table 4: Housing Completions in the Rural Service Centres

Trend Analysis of Annual Completions in Rural Service Centres

- 2.6** The table below shows the trend for the total amount of completions for the Rural Service Centres over the last twelve years. It highlights the recession and an obvious drop in completions for 2007 and the following recovery period. In 2011/12 the completions peak at seventy five, due to build in the settlements of Gringley on the Hill and Beckingham, it is also the year that the Core Strategy was adopted (highlighted in red). From 2011 onwards the completions fall but begin to recover from 2014.

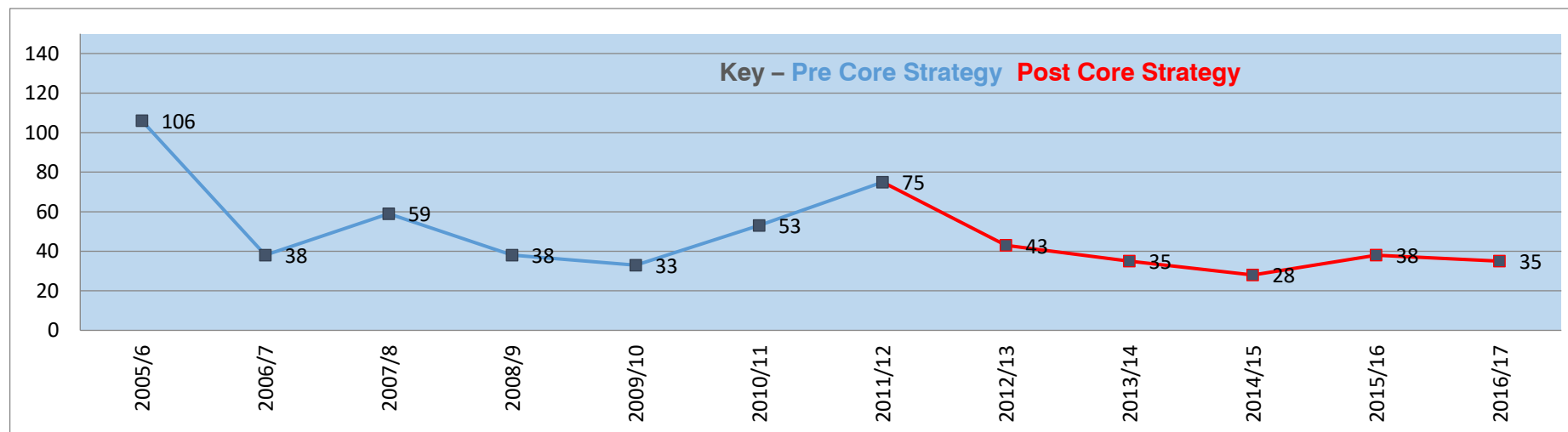


Figure 4: Housing Completions in the Rural Service Centres

All Other Settlements

- 2.7** All other settlements can be found in Appendix 2. With the exception of Shireoaks⁴ these settlements have limited completions for the last eleven years and all have less than 5 completions for this year, if any. Residential development across most of rural Bassetlaw is often windfall in character and/or focused on green field residential land, as to build larger amounts in these areas, is considered less sustainable under the current Core Strategy DPD. A summary of all completions is shown in Appendix 1.

⁴ Development in the settlements of Shireoaks and Rhodesia is identified distinctly from Worksop in the detailed monitoring and understanding any related growth implications. They are not formerly part of the All Other Settlements tier of the adopted settlement hierarchy.

Indicator H2a: Housing Trajectory and Five Year Supply

- Data Source: Bassetlaw District Council – Monitoring and Research:
- This indicator shows a projected rate of delivery of housing in Bassetlaw based on the Council's objectively assessed housing need and delivery rates over recent years

Year	Past Completions	Core Strategy Target	Over/Under Delivery	Cumulative Over/ Under Delivery
2006/07	331	350	-19	-19
2007/08	514	350	164	145
2008/09	359	350	9	154
2009/10	160	350	-190	-36
2010/11	264	350	-86	-122
2011/12	303	350	-47	-169
2012/13	226	350	-124	-293
2013/14	249	350	-101	-394
2014/15	241	435	-201	-595
2015/16	338	435	-97	-692
2016/17	459	435	24	-668

Table 5: Bassetlaw Housing Trajectory

- 2.8 The Strategic Housing Market Assessment published in 2013 recommended 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 objectively assessed (NPPF compliant) housing need has been applied to calculations of the five year housing land supply target as of 1 April 2014.

SEDGEFIELD METHOD (2016 - 2021)	TOTAL
5 year housing requirement (5 x 435)	2,175
Delivery shortfall, 2006 to 2017	658
Annual target accounting for shortfall ((658/5) + 435)	567
5 year housing target (567 x 5)	2,833
20% buffer applied	3,402

Table 6: Five year housing supply calculation

2.9 Taking the objectively assessed housing need (OAN) target from the SHMA (435 dpa) and the current shortfall (658 dwellings), the five year housing target for Bassetlaw over the period 1 April 2016 to 31 March 2021 is 2,860 dwellings (or 569 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 3,402 dwellings** (or 668 dpa).

Current Available Housing Supply		
Housing Land Supply 01 April 2017 (dwellings)		2,547
Housing Land Supply (in Years)	Basic Target	5.9 Years
	Basic Target + Under Delivery	4.5 Years
	Total Housing Supply (with 20% Buffer)	3.7 Years
Housing Target Available Buffer		-10.1%
Shortfall/Surplus (dwellings)		-853

Table 7: Current Housing Supply

2.10 In relation to the above housing requirement, the Council currently has a deliverable supply of 2,547 dwellings over the forthcoming five year period, which equates to a **3.7 year supply** when assessed against the total five year housing target of 3,402 dwellings. This supply can also be seen as a total housing supply with a **-10.1% buffer** (as opposed to the 20% buffer target set in the NPPF). This shows that Bassetlaw's five year housing supply has a **shortfall of 853 dwellings**.

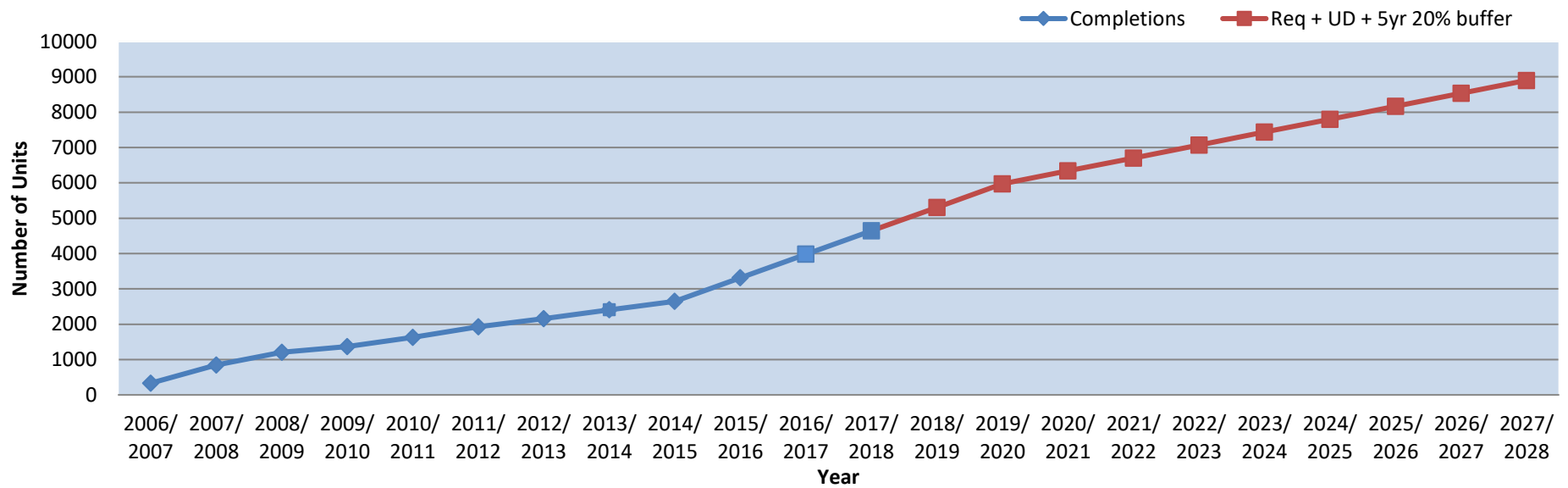


Figure 5: Current Housing Supply

Trajectory for the five year housing target

2.11 Various factors have contributed to the Council's under delivery of housing in recent years. However, the revised Objectively Assessed Need (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 compared to previous years. While the Council develops a new local plan, this shortfall is likely to have significant implications at least in the short term, as paragraphs 14 and 49 of the NPPF state that housing policies should not be considered up-to-date when a full five year supply of deliverable housing sites cannot be demonstrated. In order to meet the housing targets above the council will continue to grant permissions on schemes that are in line with the aims of the NPPF, which will likely result in future applications coming forward on sites which are outside of defined development boundaries.

More information relating to this housing supply is set out in the Council's Five Year Housing Supply Statement available on the Council's website at <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/planning-policy-monitoring-research/five-year-housing-land-supply-statement.aspx>

Indicator H3 Affordable housing completions and commitments; and**Indicator H4: Total Affordable housing completions and commitments per settlement**

■ Data Source: Bassetlaw District Council – Monitoring and Research

2.12 In total there have been 67 affordable housing commitments over the monitoring period 2016/17, spread across six sites. The greatest number being in Harworth at 49 units and the rest spread across Retford sites. As in previous years this figure reflects the number of active permissions and perhaps correlates to the relatively high rate of overall residential development in the town of Harworth. The difference to last year's commitments for affordable housing is in general spread across a few locations rather than a large number on one site. This is indicative of a positive trend.

2.13 The tables below detail the number of affordable housing completions and affordable housing commencements for the monitoring period 2016/17. Most of which are situated in Retford as part of a large development. The lack of affordable housing elsewhere and the low trajectory may reflect failure in the affordable housing policy but there are sixty seven commencements in this period which is a healthy number and a vast improvement on commencement for last year's monitoring period, which was twenty three units. The units are spread across three sites, in Harworth and Retford.

Completed Date	BC Reference	Permission Reference	Address	Plot No	No of beds	House Type
15/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	29	2	Terr
29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	31	2	Semi
29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	33	2	Semi
29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	34	3	Semi
29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	35	3	Terr
29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	36	3	Semi
04/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	37	2	Semi
29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	38	2	Terr
04/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	39	2	Terr
04/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	40	2	Semi

29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	129	4	Semi
Completed Date	BC Reference	Permission Reference	Address	Plot No	No of Beds	House Type
29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	130	3	Terr
29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	131	2	Semi
29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	132	2	Semi
29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	133	3	Semi
29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	134	3	Semi
29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	135	3	Terr
29/04/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	136	3	Semi
09/05/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	26	2	Terr
09/05/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	27	2	Semi
17/10/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	82	2	Semi
17/10/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	83	2	Terr
17/10/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	84	2	Terr
17/10/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	85	2	Semi
17/10/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	87	3	Semi
17/10/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	88	3	Semi
17/10/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	89	3	Semi
17/10/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	118	4	Det
17/10/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	90	2	Semi
16/11/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	91	2	Semi
30/11/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	146	3	Semi
30/11/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	147	3	Semi
14/12/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	148	4	Det
06/12/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	164	3	Semi
06/12/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	165	3	Semi
20/12/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	166	3	Semi
20/12/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	167	3	Semi
14/12/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	148	4	Det

12/01/2017	IN/14/03523	13/01025/RES	West Hill Road, Retford	86	4	Semi
Completed Date	BC Reference	Permission Reference	Address	Plot No	No of Beds	House Type
20/01/2017	IN/14/03523	13/01025/RES	West Hill Road, Retford	161	3	Semi
23/01/2017	IN/14/03523	13/01025/RES	West Hill Road, Retford	162	3	Terr
20/01/2017	IN/14/03523	13/01025/RES	West Hill Road, Retford	163	3	Semi
27/02/2017	DOM/14/03501	13/01394/FUL	Thompson Ave/Smith Square Harworth	26 & 61	4	Det
27/02/2017	DOM/14/03501	13/01394/FUL	Thompson Ave/Smith Square Harworth		3	Semi
27/02/2017	DOM/14/03501	13/01394/FUL	Thompson Ave/Smith Square Harworth		2	Semi
			Total Completions = 64			

Table 8, Affordable Housing Completions

Commencement Date	BC Reference	Permission Reference	Address	Plot No	No of Beds	House Type
19/05/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	146	1	Semi
19/05/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	147	1	Semi
23/05/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	148	1	Det
17/05/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	161	1	Semi
17/05/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	162	1	Terr
17/05/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	163	1	Semi
13/05/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	164	1	Semi
13/05/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	165	1	Semi
12/05/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	166	1	Semi
12/05/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	167	1	Semi
01/07/2016	DOM/14/03501	13/01394/FUL	Thompson Avenue & Smith Square, Harworth	50	1	Semi
01/07/2016	DOM/14/03501	13/01394/FUL	Thompson Avenue & Smith Square, Harworth	51	1	Semi
07/07/2016	DOM/14/03501	13/01394/FUL	Thompson Avenue & Smith Square, Harworth	48	1	Flat

07/07/2016	DOM/14/03501	13/01394/FUL	Thompson Avenue & Smith Square, Harworth	48a	1	Flat
Commencement Date	BC Reference	Permission Reference	Address	Plot No	No of Beds	House Type
07/07/2016	DOM/14/03501	13/01394/FUL	Thompson Avenue & Smith Square, Harworth	49	1	Flat
07/07/2016	DOM/14/03501	13/01394/FUL	Thompson Avenue & Smith Square, Harworth	49a	1	Flat
01/08/2016	DOM/14/03501	13/01394/FUL	Thompson Avenue & Smith Square, Harworth	46	1	Semi
01/08/2016	DOM/14/03501	13/01394/FUL	Thompson Avenue & Smith Square, Harworth	47	1	Semi
28/09/2016	PA/14/12482	14/00803/FUL	Former School, West Carr Road, Retford	24	1	Terr
15/09/2016	IN/14/03523	13/01025/RES	West Hill Road, Retford	149	1	Det
28/09/2016	PA/14/12482	14/00803/FUL	Former School, West Carr Road, Retford	25	1	Terr
28/09/2016	PA/14/12482	14/00803/FUL	Former School, West Carr Road, Retford	26	1	Terr
22/09/2016	DOM/14/03501	13/01394/FUL	Thompson Avenue & Smith Square, Harworth	44	1	Flat
22/09/2016	DOM/14/03501	13/01394/FUL	Thompson Avenue & Smith Square, Harworth	44a	1	Flat
22/09/2016	DOM/14/03501	13/01394/FUL	Thompson Avenue & Smith Square, Harworth	45	1	Flat
22/09/2016	DOM/14/03501	13/01394/FUL	Thompson Avenue & Smith Square, Harworth	45a	1	Flat
02/11/2016	PA/14/12482	14/00803/FUL	Former School, West Carr Road, Retford	55	1	Det
02/11/2016	PA/14/12482	14/00803/FUL	Former School, West Carr Road, Retford	56	1	Det
02/11/2016	PA/14/12482	14/00803/FUL	Former School, West Carr Road, Retford	57	1	Det
02/11/2016	PA/14/12482	14/00803/FUL	Former School, West Carr Road, Retford	58	1	Det
IN/16/03986	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	40	1	Semi
IN/16/03986	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	41	1	Semi
IN/16/03986	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	42	1	Semi
12/01/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	5	1	Semi
12/01/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	6	1	Semi
11/01/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	13	1	Semi
11/01/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	14	1	Semi
11/01/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	15	1	Semi
11/01/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	16	1	Semi
11/01/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	17	1	Semi

11/01/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	18	1	Semi
Commencement Date	BC Reference	Permission Reference	Address	Plot No	No of Beds	House Type
04/01/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	37	1	Semi
04/01/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	38	1	Semi
06/01/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	43	1	Semi
06/01/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	44	1	Semi
06/01/2017	DOM/16/03480	16/00685/FUL	25-28 Greenwood Avenue, Harworth	1 to 4	4	Terr
06/02/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	29-30	2	Semi
02/02/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	31-32	2	Semi
01/02/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	33-36	4	Semi
24/03/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	1 & 2	2	Semi
28/03/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	3 & 4	2	Semi
22/03/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	21-22	2	Semi
21/03/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	23-24	2	Semi
29/03/2017	IN/16/03986	15/00039/FUL	Former Welfare, Whitehouse Road, Harworth	25-26	2	Semi
			Total Commencements	67		

Table 9. Number of Commencements

Indicator H5: Number of houses built and permitted outside development boundaries

- Data Source: Bassetlaw District Council Monitoring and Research
- This indicator highlights the number of dwellings completed and permitted outside the development boundary in order to ascertain the effectiveness of the Core Strategy in preventing permissions outside of these boundaries

Reference	Settlement	Location	Number of Dwellings	Completed or Permitted
13/01301/RSB	Everton	Harwell Sluice Lane	1	
23/08/00017	Gringley-On-The-Hill	West Wells Lane	3	Completed
13/00793/FUL	Harworth/ Bircotes	Bawtry Road	41	Completed
16/00470/CTL	Headon cum Upton	Main Street	1	Completed
29/10/00002	Lound	Mattersey Road	1	Completed
15/01228/COU	Mattersey	Abbey Road	1	Completed
14/00555/RSB	Misterton	Gringley Road	1	Completed
15/00264/FUL	Normanton-On-Trent	Mill Lane	1	Completed
14/00864/FUL	North Leverton/ Habbleshthorpe	Southgore Lane	1	Completed
36/09/00013/R	North Wheatley	Wood Lane	1	Completed
01/06/00353	Retford	Bolham Lane	1	Completed
43/10/00011	South Leverton	Treswell Road	1	Completed
43/10/00014	South Leverton	Rampton Lane	1	Completed
43/10/00028	South Leverton	Town Street	1	Completed
15/00209/FUL	Styrrup/ Oldcotes	Doncaster Road	1	Completed
53/11/00006	Mill Lane	West Drayton/Rockley	1	Completed
14/01402/COU	Old London Road	West Drayton/Rockley	1	Completed
55/08/0008/R	Main Street	West Stockwith	1	Completed
Total			60	
16/01125/FUL	Blyth	Bawtry Road	3	Permitted
16/01465/FUL	Blyth	Retford Road	1	Permitted
16/01472/OUT	East Markham	Beckland Hill	9	Permitted
16/01703/RSB	East Markham	Lincoln Road	1	Permitted
15/01165/OUT	Everton	Everton Sluice Lane	10	Permitted

Reference	Settlement	Location	Number of Dwellings	Completed or Permitted
16/00276/RES	Everton	Broomhill Lane	4	Permitted
16/01412/OUT	Everton	Mattersey Road	2	Permitted
16/01508/OUT	Everton	Bawtry Road	9	Permitted
16/00981/FUL	Gamston	Muttonshire Hill	0	Permitted
16/00685/FUL	Harworth/ Bircotes	Greenwood Avenue	4	Permitted
16/00706/FUL	Headon cum Upton	Church Street	1	Permitted
15/01441/FUL	Mattersey	Brecks Lane	4	Permitted
16/00505/OUT	Mattersey	Brecks Lane	10	Permitted
16/01579/OUT	Mattersey	Thorpe Road	3	Permitted
16/00359/RSB	Normanton-On-Trent	Mill Lane	1	Permitted
16/00691/FUL	North Leverton/ Habbleshthorpe	Southgore Lane	1	Permitted
16/01411/FUL	North Wheatley	Eastfield	2	Permitted
15/01443/FUL	Rampton	Torksey Street	7	Permitted
16/00775/PDNM	Retford	Little Gringley	1	Permitted
16/01114/COU	Retford	Leverton Road	1	Permitted
16/01115/PDN	Retford	Grove Lane	1	Permitted
16/01369/FUL	Shireoaks	Shireoaks Road	1	Permitted
16/01370/FUL	Shireoaks	Shireoaks Road	1	Permitted
16/01371/FUL	Shireoaks	Shireoaks Road	1	Permitted
16/01573/OUT	South Leverton	Retford Road	2	Permitted
16/01780/FUL	Treswell	Wood Lane	1	Permitted
16/00711/FUL	Tuxford	Great North Road	0	Permitted
16/00856/FUL	Walkeringham	Gringley Road	1	Permitted
16/01082/FUL	Walkeringham	Brickenhole Lane	2	Permitted
16/00733/COU	West Markham	Main Street	1	Permitted
16/00511/COU	West Markham	Main Street	1	Permitted
16/01434/COU	West Markham	Milton Road	1	Permitted
16/00767/FUL	West Stockwith	North Carr Road	1	Permitted
16/01151/RSB	Wiseton	Clayworth Road	1	Permitted
16/01331/COU	Wiseton	Main Road	1	Permitted
16/01774/COU	Wiseton	Main Road	1	Permitted
16/00084/RES	Worksop	Sparken Hill	1	Permitted

Reference	Settlement	Location	Number of Dwellings	Completed or Permitted
16/01068/FUL	Worksop	Mansfield Road	1	Permitted
Total			93	

Table 10: Houses built/permited outside development boundaries

- 2.14** A total of 60 dwellings were completed outside of settlement development boundaries over the period 1 April 2016 to 31 March 2017. The completions are spread throughout the district and from previously agreed applications.
- 2.15** In all 90 dwellings were permitted outside of the settlement boundaries during this monitoring period. This is much less than the 327 permitted last year. The permissions are also dotted across the rural areas.
- 2.16** The approach taken by the Council is entirely consistent with the both the NPPF in supporting development in sustainable locations and with the Core Strategy (Policy CS1) in addressing the five year supply shortfall and supporting the growth strategy for specific settlements. Under this approach, development proposals on sites that are adjoining the development boundaries of Rural Service Centres and other higher tier settlements should be regarded as sustainable locations, unless other circumstances (i.e. infrastructure capacity) indicate otherwise.

Economic Development

Indicator E1: Total Land Developed for Economic Purposes

- Data Source: Bassetlaw District Council Monitoring and Research
- This indicator monitors progress of economic development against the employment targets set out in the Core Strategy Policies.

2.17 Progress of economic development against the employment targets set out in the Core Strategy Policies over the period 1 April 2016 to the 31 March 2017 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 website⁵.

2016/2017	Settlement	Address	Use Class	Area ha	Point in Build
16/00438/FUL	Worksop	Land At Former Premier Windows Gateford Road Worksop	B1a	0.1	under construction
16/00803/FUL	Worksop	Land between A57 and High Grounds Rd Rhodesia	B1a	0.456	under construction
16/01290/FUL	Harworth	Melody Maison Unit A2 Lords Wood Road, Harworth	B1a	0.1	under construction
15/00875/FUL	Worksop	Schutz Uk Ltd Claylands Avenue Worksop Nottinghamshire	B1a	0.13	
			Sub Total	0.786	

Table 11 B1 use class

2016/2017	Settlement	Address	Use Class	Area ha	Point in Build
16/00712/FUL	Tuxford	Hutchinson Engineering Services Ltd Great North Road Tuxford	B2	1.1	Complete
16/00631/FUL	Retford	Parks And Gardens Depot Kings Park Rectory Road Retford	B2	0.98	Complete
16/00825/FUL	Retford	Commercial Development On Land Off Randall Way Retford	B2	0.093	Complete
16/00438/FUL	Worksop	Land At Former Premier Windows Gateford Road Worksop	B2	0.1	under construction
16/00721/FUL	Harworth	Unit C7 Glassworks Way Harworth South Yorkshire	B2	1.62	under construction

⁵ www.bassetlaw.gov.uk

16/00015/FUL	Retford	Icon Polymer Ltd Thrumpton Lane Retford	B2	2.54	under construction
15/00875/FUL	Worksop	Schutz Uk Ltd Claylands Avenue Worksop Nottinghamshire	B2	3.35	Complete
16/00643/FUL	Worksop	18 Newcastle Avenue Worksop	B2	0.05	Complete
			Sub Total	9.833	
15/00875/FUL	Worksop	Schutz Uk Ltd Claylands Avenue Worksop Nottinghamshire	B8	3.35	Complete
16/00185/FUL	Worksop	Robinsons Healthcare Ltd Lawn Road Costhorpe	B8	2.63	Complete
16/00036/FUL	Hodsock	Hodsock Priory Hodsock Blyth Worksop Nottinghamshire S81 0TY	B8	0.038	Complete
16/01290/FUL	Harworth	Melody Maison Unit A2 Lords Wood Road, Harworth	B8	0.39	under construction
16/00480/COU	Retford	The Hive Self Storage Trinity Park Industrial Estate Sloswicke Drive Retford	B8	16.52	Complete
16/00438/FUL	Worksop	Land At Former Premier Windows Gateford Road Worksop	B8	0.1	under construction
16/00803/FUL	Worksop	Land between A57 and High Grounds Rd Rhodesia	B8	0.456	under construction
16/01473/FUL	West Drayton	Haughton Park Farm West Drayton Ave West Drayton	B8	0.037	under construction
16/01290/FUL	Harworth	Melody Maison Unit A2 Lords Wood Road, Harworth	B8	0.39	under construction
16/01636/FIL	Harworth	Plot A8 Land east of Blyth Road and South West of Snape Lane	B8	1.42	under construction
16/00131/FUL	Misson	Tunnel Tech North Ltd Newington Farm Newington Doncaster	B8	0.9408	Committed
			Sub Total	28.1018	
			Overall Total	38.72	

Table 12 B2 and B8 Use class

2016/2017	Settlement	Address	Use Class	Area ha	Point in Build
15/01037/FUL	Cuckney	Welbeck Colliery Budby Road Cuckney Mansfield	B1a	29.7	Committed
16/00762/LBA	Retford	Newcastle Arms 37 Bridgegate Retford	B1	0.191	Committed
14/00213/OUT	Worksop	Land South of Gateford Road	B1a	18	Committed
16/00838/FUL	Misson	Land at Junction of Dales Lane Misson	B1	0.96	Committed
16/00977/FUL	Retford	Land at Retford Enterprise Centre	B1a	0.08	Committed
16/00225/OUT	Rhodesia	Land Off High Grounds Way Rhodesia Nottinghamshire	B2	0.27	Committed
16/00403/CDM	Worksop	MBA Polymers UK Ltd Sandy Lane Worksop Nottinghamshire	B2	4.2	Committed
16/00986/FUL	Misterton	Universal Coatings UK Ltd, Station St Misterton	B2	0.017	Committed

16/01154/FUL	Retford	Unit 2 London Road Business Park Thrumpton Lane Retford	B2	0.023	Committed
16/00426/FUL	Worksop	Abbey Glenn Cleaners Kilton Terrace Worksop Nottinghamshire	B8	0.64	Committed
16/00547/FUL	Sutton Cum Lound	Land Rear Of 6 To 10 Mire Lane Sutton Cum Lound Nottinghamshire	B8	0.057	Committed
16/00849/FUL	Worksop	Woodsetts Pond Worksop Road (A57) Worksop Nottinghamshire	B8	9	Committed
16/00822/COU	Retford	Coates Farm , Coates Road, Cottam Retford	B8	0.84	Committed
16/00947/FUL	Retford	Oregon House Drayton Road Upton Retford	B8	1.4	Committed
16/01444/FUL	Holbeck	The Roses Complex, Worksop Road Holbeck	B8	0.21	Committed
16/00038/COU	Laneham	Crow Holt Farm Main St Laneham	B1c	0.21	Committed
			Overall Total	65.38	

Table 13 Committed build

- 2.18** The information in the above tables shows that 65.38ha of land was committed in the monitoring period, whilst a total of 38.72ha was developed for economic purposes. B8 (storage) shows the most growth and includes sites situated in both Harworth, Retford and Worksop.
- 2.19** Committed development for all use classes B1, B2 and B8 shows many sites that maybe developed in the near future. This is a good improvement on earlier years, however the figures for previous employment have changed due to improved monitoring and this is highlighted in the next section.

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

- Data Source: Bassetlaw District Council Monitoring and Research
- This indicator is a summary of the amount of land developed/granted planning for employment /economic purposes in settlements since the adoption of the Core Strategy in 2011/12. The table below actually shows land developed/granted planning permission for employment/economic purposes per settlement since 2006. Due to an improved monitoring framework previous data has been updated to reflect changes.

Year	B1	B2	B8	Total Ha
2006/07	1.46	1.48	2.65	5.59
2007/08	0.16	4.22	0.78	5.16
2008/09	0.06	1.35	0	1.41
2009/10	7.1	0	37.31	44.41
2010/11	0	0.98	0.93	1.91
2011/12	0.61	3.37	2.17	6.15
2012/13	1.87	3.69	3.87	9.43
2013/14	7.166	2.469	1.109	10.744
2014/15	3.9083	3.6144	1.154	8.6767
2015/16	2.1097	20.525	2.258	24.8927
2016/17	.786	9.833	28.1018	38.72
TOTAL	25.23	51.53	80.331	

Table 14 comparison of use class in terms of development in hectares for the last ten years

2.20 The peak in 2009/10 for B8 use is due to the permission for Steetley Colliery. 2013/14 shows another peak where the Former Sand and Gravel Workings, Chainbridge Lane add 5.34ha to the totals.

2.21 In 2016/17 the peak in B8 is mainly due to the Hive Storage site in Retford that is 16.52ha.

COMMITTED	2013/14	Address	Use Class	Ha	
13/00316/FUL	Headon	Unit 4, 5 And 6 Headon Camp	B1c	0.05	Committed
12/01423/FUL	Worksop	Bassetlaw Land Corporation Yard Canal Road	B1c	0.45	Committed
14/00062/FUL	Worksop	Unit 12 Sandy Lane Industrial Estate	B1c	0.2	Committed
Total				0.7	

Table 15 Committed 2013/14

COMMITTED	2014/15	Address	Use Class	Ha	
14/00453/COU	Worksop	Palais Bingo Hall 21 Newcastle Ave	B1	0.015	Committed
14/01200/FUL	Tuxford	Land At The End Of Access Road Ashvale Road	B2	0.09	Committed
Total				0.195	

Table 16 Committed 2014/15

COMMITTED	2015/16	Address	Use Class	Ha	
15/00412/FUL	Rhodesia	Explore Industrial Park Steetley Lane	B1 (a)	0.14	Committed
15/01707/FUL	Worksop	2 and 4 Overend Road Worksop	B1a	0.05	Committed
Total				0.19	

Table 17 Committed 2015/16

COMMITTED	Mixed use	Address	Use Class	Ha	
15/00192/OUT	Worksop	Land South West of Worksop Bypass	B8 B1 B2	25.7	Committed
57/12/00014	Blyth	Land West Of Blyth Road Blyth	B8 B1 B2	18	Committed
02/11/00199/R	Worksop	Former Vesuvius UK Works	B8 B1 B2	17.75	Committed
09/05/00002	Bothamsall	Bevercotes Colliery, Bothamsall	B8 B1 B2	43	Committed
14/00223/OUT	Shireoaks	North East Of St Lukes School Shireoaks Common	B1 B2 B8 C3	26.6	Committed
Total				131.1ha	

COMMITTED	Mixed use	Address	Use Class	Ha	
15/01037/FUL	Cuckney	Welbeck Colliery Buddby Road Cuckney Mansfield	B1a	29.7	Committed
16/00762/LBA	Retford	Newcastle Arms 37 Bridgegate Retford	B1	0.191	Committed
14/00213/OUT	Worksop	Land South of Gateford Road	B1a	18	Committed
16/00838/FUL	Misson	Land at Junction of Dales Lane Misson	B1	0.96	Committed
16/00977/FUL	Retford	Land at Retford Enterprise Centre	B1a	0.08	Committed
16/00225/OUT	Rhodesia	Land Off High Grounds Way Rhodesia Nottinghamshire	B2	0.27	Committed
16/00403/CDM	Worksop	MBA Polymers UK Ltd Sandy Lane Worksop Nottinghamshire	B2	4.2	Committed
16/00986/FUL	Misterton	Universal Coatings UK Ltd, Station St Misterton	B2	0.017	Committed
16/01154/FUL	Retford	Unit 2 London Road Business Park Thrumpton Lane Retford	B2	0.023	Committed
16/00426/FUL	Worksop	Abbey Glenn Cleaners Kilton Terrace Worksop	B8	0.64	Committed
16/00547/FUL	Sutton Cum Lound	Land Rear Of 6 To 10 Mire Lane Sutton Cum Lound	B8	0.057	Committed
16/00849/FUL	Worksop	Woodsetts Pond Worksop Road (A57) Worksop	B8	9	Committed
16/00822/COU	Retford	Coates Farm , Coates Road, Cottam Retford	B8	0.84	Committed
16/00947/FUL	Retford	Oregon House Drayton Road Upton Retford	B8	1.4	Committed
16/01444/FUL	Holbeck	The Roses Complex, Worksop Road Holbeck	B8	0.21	Committed
16/00038/COU	Laneham	Crow Holt Farm Main St Laneham	B1c	0.21	committed
Total				65.80	

Table 18 Committed Mixed Use employment sites 2013/14 – 2015/16

2.22 Under the current plan the District does not have any land allocations, making it impossible to monitor take up, but work has now begun on the new Bassetlaw Plan due for adoption in 2019 and this will include employment land allocations. If land is not allocated through the plan then this indicator would become defunct, but the AMR will assess the rate of employment and monitor trends and land take up on a year by year basis. Through the monitoring and research that has taken place this year it has been possible to ascertain what permissions are extant or completed. This has given a clearer and more exact position on employment land.

Town Centre

Indicator TC1 and TC2: Land developed/granted planning permission for employment/economic purposes per settlement

- Data Source: Bassetlaw District Council Monitoring and Research
- These indicators monitor new floor space for convenience and comparison goods (commitments)

Settlement	Location	Description	Floorspace m2
Retford	18 to 21 West St	Demolition of the existing building on site and redevelopment with retail, offices and apartments	67m
Worksop	Unit 1 Babbage Way	Installation of retail floor space and alter existing mezzanine	435m
Retford	Icon Polymer Ltd Thrumpton	Hybrid planning application, mixed use including supermarket	4896
		Total	5398m ²

Table 19 new convenience goods floorspace

Settlement	Location	Description	Floorspace ha
Worksop	Thievesdale Lane	Change of use to hairdressers	16.64
Blyth	Harworth Avenue	Change of use to beauty salon	39.69
Worksop	Turner Road	Extension to existing show room	70
Worksop	99 Watson Road	Change of use to florists	20
Wheatley	Low Street North Wheatley	Retention of land to be used as vehicle sales	20
		Total	166.33m²

Table 20 new comparison goods floorspace

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

■ Data Source: Bassetlaw District Council Monitoring and Research

	2012/13	2013/14	2014/15	2015/16	2016/17
Worksop	12	14	6	0	1
Retford	6	7	9	4	0
Harworth	7	8	12	4	0
Langold	5	6	6	6	0

Table 21 Non new retail uses along primary shopping frontages per year

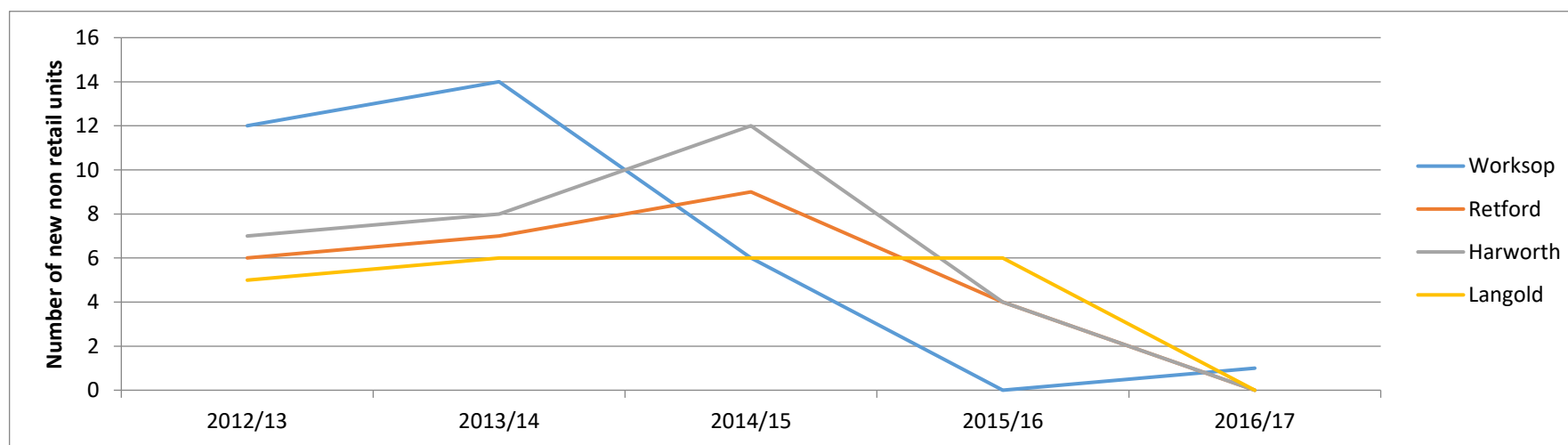


Fig 6 Comparison of four settlements and the new non retail uses for primary shopping frontage

Summary for Town Centre Indicators

- 2.23** Tables 17 and 18 show the new floor space for convenience and comparison goods recorded for this monitoring period. Total convenience floorspace is 5600m² which is less than last year, however comparison goods floor space has increased greatly and spread between Worksop and Retford.
- 2.24** In summary all four towns have either seen a reduction in the amount of new non retail usage or, in the case of Langold, have stayed the same. This is a positive result for the retail indicator and it is encouraging to see the figures drop.
- 2.25** Worksop has seen an increase in its figures by one due to the addition of Eurochange on the high street for new non retail on its Primary Shopping Frontage (PSF). This figure does not include the vacant units that the PSF currently has. Although it is not A1 use class the Eurochange sits between two other A2 financial services units, therefore is not detrimental to the vitality of the high street so it is an acceptable result for the PSF for Worksop. Harworth has also seen a large dip in its non retail usages which could reflect the investment and initiatives currently taking place in this area. Langold, Harworth, and Retford have seen no change of new non retail units. This doesn't mean that there are no non retail uses on the high street but rather there isn't an increase.
- 2.26** The AMR is an important recording tool for the PSF as it compares the year on year changes and ensures that the centres of retail reflect exactly that and are not diluted by too much non retail take up. The Council prioritises a flexible and sustainable approach to its town centres, as recognised by the NPPF. Taken as a whole the primary shopping frontages within Bassetlaw have decreased their non retail take up by over 50% proving that the Councils approach towards the PSF is working.

Indicator TC4: Number of vacant retail units within identified town centres

- Data Source: Bassetlaw District Council Monitoring and Research
- The number of vacant retail units within the identified town centres and local centre boundaries across the district as of 1st April 2016 - 31st March 2017

Monitoring Period	Worksop	Retford	Langold	Harworth	Tuxford
2011/12	39	17	2	5	2
2012/13	39	30	7	7	6
2013/14	34	14	3	3	2
2014/15	51	22	7	7	2
2015/16	40	21	4	4	0
2016/17	44	19	0	6	0

Table 22 Number of vacant retail units within the identified town centres and local centres boundaries

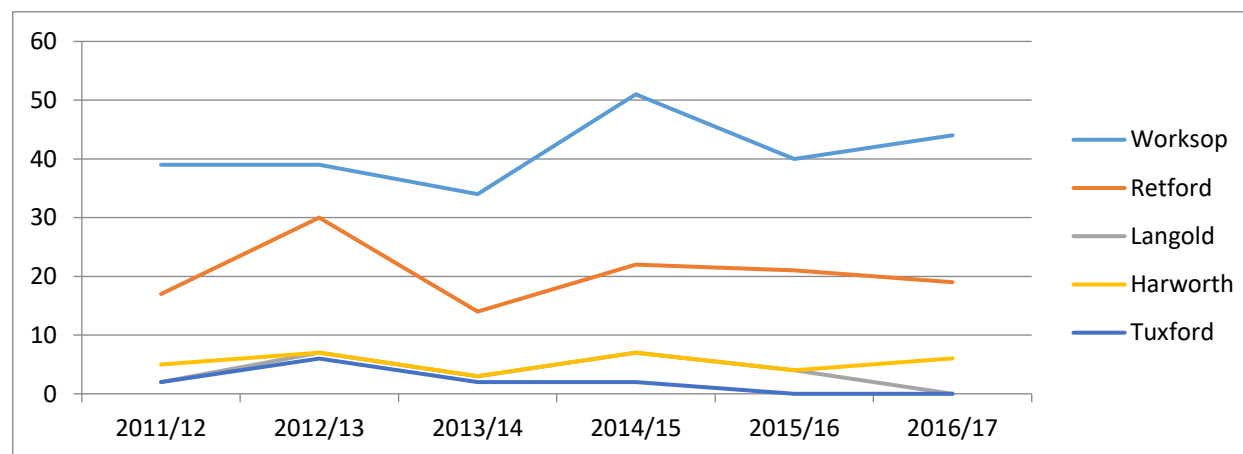


Fig 7, Trends for vacant retail units on the high street.

- 2.27** The table above shows how the vacant retail units for the five town centres over the last six years. In Retford, Langold and Tuxford there have been slight decreases in vacant units or no change at all. However Worksop and Harworth have increased. It is worth pointing out that this particular indicator fluctuates on a monthly basis as well as annually. It is the intention that the retail monitoring will be bi annual rather than annual in the future in order to further assess change.
- 2.28** Overall the trend is positive and considering the economic upturn of Harworth, it is possible that the amount of vacant units will further decrease. Retford may have decreased by only two units but it shows a stabilisation rather than fluctuation in trend.

Indicator TC5: Retail Development outside retail boundaries

- Data Source: Bassetlaw District Council Monitoring and Research

Settlement	Location	Type of Development/Facility	Size (m ²)
Retford	18-20 West Street	Demolition of existing building on site and redevelopment with retail, offices and residential	218
Blyth	Harworth Avenue	Change of use from domestic garage to beauty salon	39.69
Worksop	Unit 1 Babbage Way	Installation of retail floor space to alter and extend existing mezzanine	435
Worksop	Turner Road	Extension to showroom of existing dealership	70
Retford	Thrumpton Lane	Mixed use development with convenience supermarket	8772
Worksop	99 Watson Road	COU domestic garage to A1 florists	20
North Wheatley	Low Street	Retention of land to be used for vehicle sales	100
		Total	9654.69m²

Table 23 Retail outside of development boundaries

- 2.29** A total of seven retail developments of varying types/uses were granted permission during the monitoring period 16/17. Three of which are small change of use equating to 129.7m² in total, a small impact in terms of retail outside boundaries. One application is for the retention of retail already in place. The largest is 8772m² at Thrumpton Lane, Retford, a large sized mixed use development that would sit outside of the retail development boundary but in the context of offices, storage and cafes.

Indicator CI 1: Total Gains and Losses of Services and Facilities

- Data Source : Bassetlaw District Council Monitoring and Research
- This indicator is to monitor the gains and losses of community services and facilities within the District

Reference	Description	Area m ²
16/00212/FUL	Installation of 20 x 12 x 3 Mtr MUGA All Weather Court, Associated Works and Other Associated Play Equipment	12000

16/00413/CDM	County Matters Application for the Extension to Existing Foundation Unit, Including Demolition of Portacabin. Erection of a Three-Classroom Modular Building with Related Works and Associated Alterations	290
16/01519/DEM	Demolition of school	Not known
16/00022/COU	Erection of permanent marquee to support snowdrop visits	2263
16/00065/FUL	Construction of Two Storey Classroom Building	400
16/00292/FUL	Erect Single Storey Nursery Building with Associated Car Parking, Play Areas, Landscaping and Alter Existing Access	330
16/00617/FUL	Erect Single Storey Classroom Extension to Existing School Building	41
16/00675/FUL	Removal of the Existing 11.5 Metre High Monopole and 1No. Cabinet, Erection of a 12.5 Metre High Phase 5 Monopole and 2No. Cabinets (a Side-by-Side (SBS) Cabinet Measuring 1200 x 480 x 700mm and an 800 RFC Cabinet Measuring 600 x 480 x 700mm) and Associated Development	10
16/00876/FUL	Proposed Installation of a 12.5m Streetworks Slim - Line Column Supporting 3no Shrouded Antennas, 3no Equipment Cabinets and 1 Meter Cabinet at Ground Level and Ancillary Development	0.001309
16/00874/FUL	Erection of 2 No. Electrical Sub-Stations	20.5
16/00587/COU	Change of use from Common Grassed Land to Parking Area with low level impact barriers	0
16/01043/ABT	Proposed Installation of Electronic Communications apparatus comprising of 1 no 12m high radio mast and 2 cabinets	1
16/00852/FUL	Erect 20m High Lattice Mast for the Purpose of community high speed broadband in Ranby village	60
16/00635/FUL	Demolition of Some Existing Agricultural Buildings with conversion and extension of existing out buildings to provide new nursery and junior school with assoc carparking and residential farmhouse changed to residential associated with the school	404
16/00965/FUL	Erect 12mtr CCTV Column and 8mtr CCTV Column within Kings Park	.0008
16/01191/FUL	Retention of an ATM installed in a new purpose built steel secure room with steel floor plate	1
16/01042/FUL	Retrospective permission for 2 x3m high columns with one floodlight bracket supporting luminex LED PIR floodlight on each column	100
17/00071/FUL	Erection of 10mtr high cctv column	1
17/00209/CDM	County matter application to erect a classroom block with a covered link corridor, etc	568
16/00321/FUL	Demolition of redundant community centre and erect 4 2bed flats and bungalow bedsit	Not known
16/01792/FUL	Proposed installation of a boardwalk, installation of five bird hides, creation of 3 scapes to the front of the nature centre	535
	Total Gains	17024.5m²
	Total Losses	Not known

Table 24, Gains and losses of service facilities

2.30 Total gains/losses of community services and facilities over the monitoring period of 2016 /17 are set out in the above table. In this period there was a partial loss to a school, the square meterage is not known. However there was an increase of over 17024.5s/m² in facilities and community infrastructure.

3 The Effectiveness of the Development Management Policies

Indicator DM1-3a: Permitted conversions for residential purposes in rural areas

- Data Source: Bassetlaw District Council Research and Monitoring
- This indicator is intended to access the number of conversions permitted during the monitoring period for residential purposes in rural areas of Bassetlaw

Appeal / Planning Reference	Proposal	Location	Previous Use	Number of Units	Net gain
16/00655/COU	Change of use of ancillary outbuildings to form a dwelling	East Markham	Outbuilding	1	1
16/01088/COU	Conversion of existing out building to dwelling	East Markham	Outbuilding	1	1
16/00287/RSB	Conversion of redundant chapel to dwelling	Everton	Methodist Chapel	1	1
16/00726/COU	Conversion of Existing Stables/Coach House to Additional Self Contained Accommodation	Everton	Stables	1	1
16/00706/FUL	Demolition of existing outbuilding and construction of a self contained Annexe for a dependant relative	Headon cum Upton	Outbuildings	1	1
16/00252/FUL	Change of use from barn to dwelling	Mattersey	Barn	1	0
16/00798/FUL	Demolish existing barns and erect detached 2 storey dwelling	Misson	Agricultural building	0	1
16/00761/FUL	Convert former PH and outbuildings to six dwellings and office space	Retford	Public House	6	6
16/00775/PDNM	Agriculture to dwelling	Retford	Barn	1	1
16/01114/COU	Change of use from office to dwelling	Retford	Agricultural Building	1	1
16/01115/PDN	Prior approval for change of use of agricultural building to dwelling house	Retford	Agricultural Building	1	1
16/01334/COU	Change of use of office to dwelling	Retford	Office	1	1

16/01078/FUL	Change of use from retail to residential	Tuxford	Retail	1	1
16/00733/COU	Change of use and conversion of agricultural building to dwelling	West Markham	Agricultural Building	1	1
16/00511/COU	Change of use agriculture building to dwelling	West Markham	Agricultural Building	1	1
16/01434/COU	Conversion of detached garage block in to 2 bedroomed bungalow	West Markham	Garage	1	1
15/01704/FUL	Retain conversion of existing 2 storey court building to create 2 houses, demolition single storey building to form 6 dormer bungalows	Worksop	Court & Driving Centre	3	3
16/00106/COU	Change of use of vacant ground floor office and tattooists and outbuildings into two one bedroomed flats and one bedsit	Worksop	Office	3	3
16/00466/COU	Conversions and alterations of barns to form one two storey dwelling	Worksop	Barns	1	1
16/00666/COU	Change of use from vacant first floor shop to 6 bedsits with shared facilities	Worksop	Retail	1	1
16/00735/FUL	Reconfigure ground floor layout to create 9 flats	Worksop	Public House	9	9
16/00752/FUL	Creation of 2 flats to second floor and refurb of 6 flats	Worksop	Storage	2	2
16/01068/FUL	Change of use from vacant farm building to new dwelling	Worksop	Agricultural Building	1	1
16/01442/PDN	Prior approval for the change of use A2 to dwelling	Worksop	Offices	1	1
16/01459/FUL	Change of use from financial/professional to dwelling, 4 self-contained flats	Worksop	Offices	4	4
16/01547/COU	Change of use from a solicitors office to 5 apartments	Worksop	Offices	5	5
16/01602/COU	Conversion of part of the former public house to form two ground floor one bedroom flats	Worksop	Public House	2	2
16/01658/PDN	Notification for prior approval for change of use from office to dwelling	Worksop	Offices	9	9
16/01766/COU	Change of use of first floor of existing snooker club into two apartments	Worksop	Snooker Club	2	2

Table 25 Number of conversions

3.1 In total twenty eight conversions for residential purposes were permitted during the period 01 April 2016 and 31 March 2017. However, this policy is interested in rural only, therefore eleven permissions were given in this year. These permissions created 10

residential units. This is a decrease from the previous year, where seventeen were permitted. The range of previous uses, are more diverse than last year and include previous uses like offices / storage and retail, as well as agricultural.

- 3.2** What is noticeable when considering those permissions allocated in the towns is the change of use happening within the centre and within primary retail boundaries. Offices, public houses and retail are changing toward residential flats/apartments which subtly changes the 'face' of the town centre.

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

Data Source: Bassetlaw District Council Research and Monitoring

- 3.3** During the 2016-2017 monitoring period, 11 conversions for residential purposes in rural locations were permitted. This represents 7.7% of the total residential permissions granted during this period.

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

- Data Source: Bassetlaw District Council Research and Monitoring
- 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

Appeal / Planning Reference	Proposal	Location	Primary Reason for Dismissal	Secondary Reasons for Dismissal
16/00595/HSE	Proposed 2 storey side extension and conversion of roof space into a bedroom	6 Radford Street, Worksop, Notts, S0 2NH	Extension would be an incongruous feature of the street scene, which would be harmful to the relatively formal and uniform character and appearance of the area.	
15/00894/FUL	Retention of rear staircase, brick bin store, balcony area and replace roof windows with obscure glazing.	Kings Arms, Main St, Claborough	The works as carried out do not complement the character of the built and historic environment, and have a detrimental effect on the residential amenities of nearby residents by the overlooking of the private amenity areas of those properties.	DM8 - the proposals fail to respect nearby heritage assets, by means of scale and design, and fail to preserve or enhance the status of the heritage asset.
14/01526/RSB	COU of land for the erection of 6 Romani Gypsy log cabins and 6 log cabin utility/day rooms, garden area and parking	Land East of Walesby Road Haughton	The proposal would harm the character and appearance of the landscape and would conflict with the national and local policies DM4 DM9	DM9 - that development should respect the character of the area, and in particular that new development in the countryside should enhance the distinctive qualities of the landscape character policy zone
15/00624/FUL	Erect two storey dwelling and alter pedestrian access	Land at Chantry House Chantry Walk, Tuxford, Newark, Notts	The proposal would not provide a satisfactory standard of accommodation for future occupiers, with particular regard to private outdoor space, in conflict with Policy DM4 of the CS2 which seeks to ensure new	

			development provides a decent standard of private amenity space	
15/01316/OUT	Erection of two dwellings	Corner of Mill Street and Beehive Street, Retford, Notts	The scheme makes no clear provision for the suitable and safe accommodation of domestic waste and recycling facilities on-site. As a result, the proposed scheme would be contrary to policy	
16/00098/HSE	Erect detached garage	21 Winchester Close, Worksop, Notts, S81 0PW	The garage adversely affects the living conditions of the occupiers of 22 Westminster Close. It therefore fails to satisfy a requirement of Bassetlaw Core Strategy & Development Management Policies DPD (2100) (Local Plan) Policy DM4. B. (v) that new development should ensure that it does not have a detrimental effect on the residential amenity of nearby residents.	
16/00097/VOC	Variation of condition, extension to opening hours	Nicolas Fish and Kebab 1 Carlton Road, Worksop, Notts	The significant harm arising to the occupants of 3 Carlton Road arising as a result of the proposed extension of opening hours on Fridays and Saturdays mean that removal of the disputed condition would run contrary to the objectives of Policy DM4	
15/01680/HSE	Erect single storey rear extension with raised patio area	25 Alexandra Road, Harworth, DN11 8EZ	The impact of the height being exacerbated by the differing and falling ground levels, together with the screen fencing proposed, combine to mean that the development would be likely to result in a material loss of daylight to the rear facing living room window of the adjacent property, with a consequent adverse impact on the living conditions of adjoining occupiers	
16/01190/HSE	Erect two and 1.5 storey side extension, rear dormer. Increase height of detached double garage and alterations to dwelling	Greenfields Main St, Laneham, Retford	It would be contrary to the design principles of Policy DM4(B)(i & ii) of the Bassetlaw Core Strategy & Development Management Policies Development Plan Document 2011 as it would fail to respect the wider surroundings or the immediate context	
15/01520/COU	Change of use from storage/offices to motor vehicle repair garage	41A George Street, Worksop, S80 1QL	The development does adversely affect highway safety and as such it does not comply with Policy DM4 of the Bassetlaw Local Development Framework (the LDF) which, amongst other things, seeks new development that is not to the detriment of highway safety	

15/01540/OUT	Outline application with all matters reserved (except for access) erection of detached dwelling and alteration to existing vehicular access	Land adjacent Orchard Close, Soss Lane Misterton Doncaster	It would be contrary to saved Policy DM4 of the DPD and Paragraphs 7, and 55 of the Framework which seek to resist isolated new houses within the countryside, ensure that development has accessible local services, prioritises safe, easy and direct pedestrian movement and a functional relationship is created between the development and its wider setting.	the proposal would not fall within any of the relevant sub criterion of Part B of Policy DM3
16/00500/FUL	Proposed erection of a detached building to form two one bedroomed apartments	Land to the rear of 141 Newcastle Ave, Worksop	The living conditions of adjoining occupiers due to the impact on amenity space, overlooking to garden area, and the overbearing effects of development. It follows that the proposal would conflict with the provisions of Policy DM4 of the Core Strategy	
15/01703/FUL	Erect two storey building for eight flats, common room, office and staff sleepover room	Former garage site between Coleridge Road and Thackeray Close, Worksop	It therefore conflicts with Policy DM4 of the Bassetlaw Core Strategy & Development Management Policies DPD 2011 (the DPD) and paragraph 17 of the National Planning Policy Framework which require that new development does not have a detrimental effect on the residential amenity of nearby residents and always seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.	

Table 26 Planning appeal dismissals which have outlined Policy DM4 and/or impact on character as the primary or secondary reason for dismissal

3.4 In total 13 applications were dismissed during the appeal process due to their impact upon character and design standards. This is one more than last year and represents the effective implementation of design policies.

Indicator DM5: Housing Mix and Density: Type and Tenure of permitted housing developments.

- Data Source: Bassetlaw District Council monitoring and research
- DM5 sets out a flexible approach as it has to take into account the broad and varied character of settlements and neighbourhoods across the District. It ensures that the housing is of a sufficient variety in terms of size and type and matches the needs of residents. This indicator ensures that as far as it can the District can sustain a mixed community of different households, a variety of housing, in terms of tenure, price and type.

Dwelling Type	Tenure Private Sector 2016/17	Tenure Private Sector 2015/16	Tenure Private Sector 2014/15	Tenure Private Sector 2013/14	Tenure Private Sector 2012/13	Tenure Private Sector 2011/12
1 BED	32	79	290	21	2	13

2 BED	146	142	81	98	32	26
3 BED	222	67	102	201	23	151
4+ BED	127	120	143	243	21	113
N/A	781	1022	66	18	12	0
Total	1308	1430	682	581	90	303

Table 27 Breakdown of housing permissions by period and type

3.5 The steady growth over the last three years' points toward a positive approach in responding to housing short falls. Although affordable housing/social housing is not represented in the figures a number of properties fall into the N/A category. The N/A category represents the units outlined in principle in the planning permissions and often contains the allocated affordable housing. Although it appears that overall figures have dropped, 1308 compared to 1430 from 2015/16, the figure from 2015/16 was largely made up of a large application of 750 houses; more applications have come through this year for housing than last which is a positive.

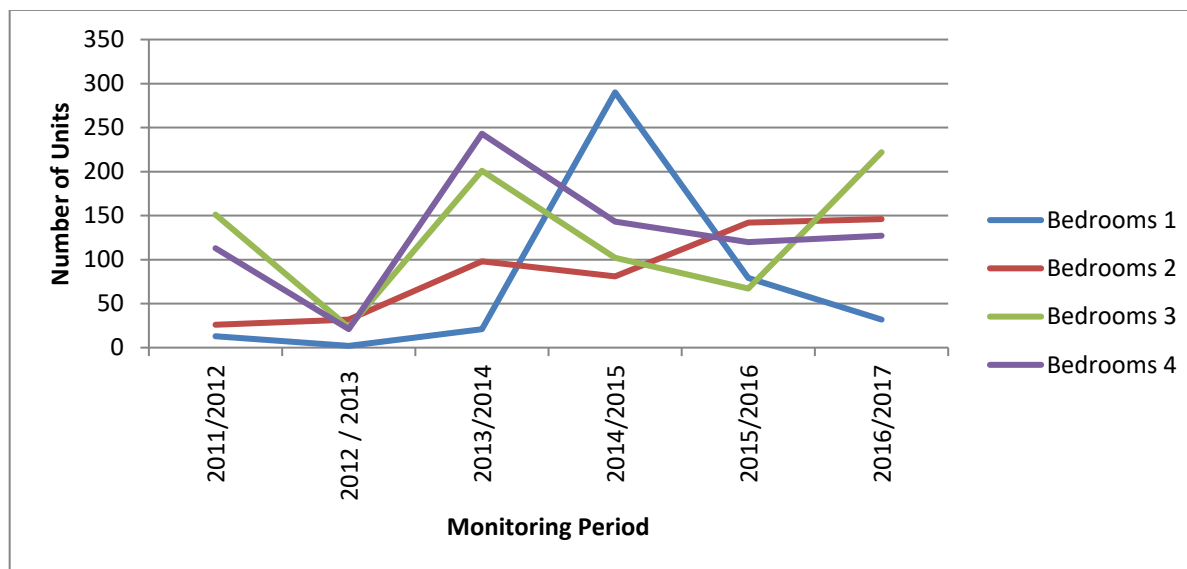


Fig 8 Property type over five years

3.6 During this monitoring period 2016/2017 it is noticeable that three bedroom properties have increased in comparison to previous years and that two and four bedroom properties have remained consistent in terms of numbers. One bed properties have decreased by over half compared to last year. It is advisable to remember that these charts do not take into consideration the N/A (those units not yet attributed detail) but it would still be fair to say that the three bedroom property has once again increased in popularity.

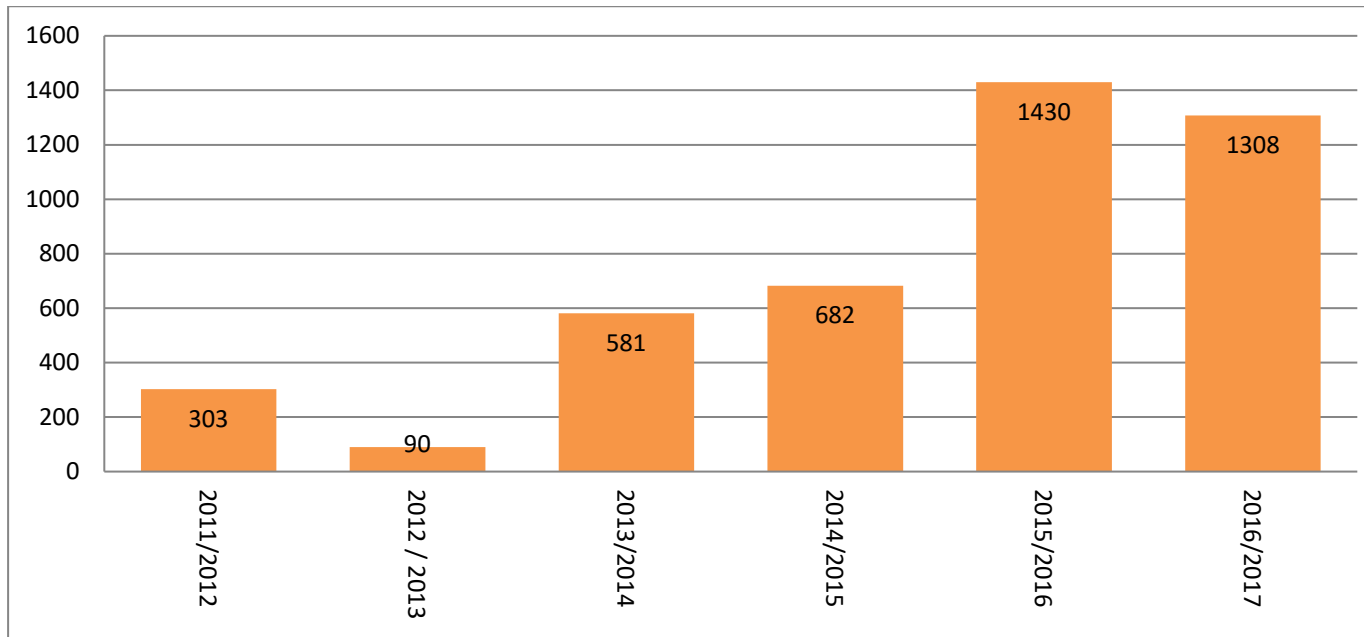


Fig 9 showing the totals of permitted housing over five years

Indicator DM6: Gypsies, Travellers and Travelling Showpeople

- Number of permanent and transit pitches for Gypsies and Travellers

3.7 Having published an updated Gypsy and Traveller Accommodation Assessment in 2017, the Council is consulting on an approach to delivery of sites to meet identified needs through the emerging Bassetlaw Plan. There were no additional sites granted within this monitoring period.

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

- Data Source: Bassetlaw District Council monitoring and research
- Where employment land has been lost to non-economic uses during this monitoring period

Planning Reference	Locations	Previous Use	Proposed Use	Land lost to non - economic use ha
16/00038/COU	Tuxford	Commercial land	Residential and private paddock area	390m/s
16/00193/FUL	Worksop	Brownfield land	Installation of back up electricity generation facility	1830m/s
16/00419/DEM	Harworth	Colliery winding tower	Residential and retail	78689m/s
16/00419/DEM	Retford	Tool plant hire	Offices	Not known
16/00405/RSB	Worksop	Storage	Offices	84m/s
16/00672/DEM	Retford	Engineering	Possible residential	Not known
16/00524/RSB	Beckingham	Industrial and Commercial	Residential	.3ha

15/01037/FUL	Welbeck	Colliery	Mixed use	29.7
16/00907/FUL	Retford	Storage distribution and office space B1a	Retail and residential	209m/s
16/00210/RSB	Retford	B1 Office light industry	Dance Studio	82m/s
16/01272/COU	Worksop	B1 Office space	Islamic Community Centre	582m/s
			TOTAL	8.19ha

Table 28: Amount of allocated, existing or vacant employment land lost to non-economic uses (ha)

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

- Data Source: Bassetlaw District Council Conservation
- Designed to monitor the number of heritage assets considered to be at risk

Type of Heritage Asset	Number at Risk 2016	Number at Risk 2017
Listed Buildings I	7	8
Listed Buildings II*	7	8
Listed Buildings II	56	59
Scheduled Monuments	2	2
Conservation Areas	2	2
Registered Parks and Gardens, Grade II*	1	1

Table 29 Number of heritage sites at risk

- 3.8** The national Heritage at Risk Register has not been updated at the time of compiling the AMR so some listed buildings may be removed or added following an updated survey. The number of Grade I and II* listed buildings has increased due to the addition of the Church of St Giles, Carburton and Church of All Saints, Misterton will has been closed to worship. The number of Grade II listed buildings has increased due to the inclusion of Grove St, Methodist Church and the re-addition of buildings where restoration has stalled or halted since the last AMR. The Bassetlaw Buildings at Risk Register is due for a full update which is likely to result in amended.

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

- Data Source: Bassetlaw District Council Conservation
- Designed to monitor the number of conservation areas in Bassetlaw

Criteria	Number of sites	2017
Conservation Area	31	31
CA Appraisals adopted 2015-16	0	0
Total CA Appraisals adopted since 2009	11	11

Table 30 Number of conservation areas in Bassetlaw

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

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

Data Source: Bassetlaw District Council: Data Source Wildlife Trust

Asset Type	Total Gain (ha)	Total Losses (ha)	Net Gain/Loss (ha)	Total Area (ha)	Number of Sites
Sites of Special Scientific Interest	0	0	0	1370.81ha	20
Local Wildlife Sites	0.384	0	.384	4300.554ha	N/A
Sports Facilities	1.263ha	0	1.263ha	1.263ha	
Total	1.647ha	0	1.647ha	5672.63ha	

Table 31 Quantifiable breakdown of green infrastructure assets throughout Bassetlaw

- 3.9** Local wild life sites have seen a net gain of 0.348ha. No new sites have been designated in this time, rather a combination of gains and losses resulting from boundary adjustments/corrections following a review.

3.10 In terms of increased sports facilities, the increase during this monitoring period includes applications for all weather courts, PIR floodlights and bird hide creation.

Indicator DM10: Amount of renewable energy capacity permitted within the District by type (Mega watt)

- Data Source: Bassetlaw District Council monitoring and research
- Renewable and low carbon developments permitted as of 31st March 2017

Planning Reference	Proposal	Location	Kilo Watt
16/00954/FUL	Proposed 49MW Battery storage facility	West Burton	49MW
16/01522/SCR	Screening opinion - proposed 14MW solar PV Farm	Clumber Park	14MW
16/01701/FUL	Installation of a biomass boiler	Blyth	Not known
16/01707/VOC	VOC to carry out development and allow solar panels to roofs 1-4	Everton	13.26kw
17/00064/PAN	Notification for Prior approval under schedule 2, Part 14 class for installation of a roof mounted solar PV array 468.6kw	Worksop	468.6kw
16/01781/FUL	Erect 2 Buildings, a storage silo and chimney to house a woodchipper and biomass heating system to provide heat to on site offices	Worksop	Not known
16/01773/PAN	Notification for prior approval for the installation of 8.32kw solar PV system. 20 panels east and west	Retford	8.32kw
		Total	63.5MW

Table 32 Renewable and low carbon energy developments permitted as of 31st March 2017

3.11 The total amount of renewable energy capacity permitted across Bassetlaw in this monitoring period is 63.5MW. This total will be higher than indicated as there are two unknowns in terms of energy production. The figures show an increase in the renewable and low carbon energy developments for this year. The increase is largely due to the storage facility at the West Burton power station, not necessarily a renewable energy but the use of lithium ion technology which positively works towards the decarbonisation of the electricity sector and therefore reducing environmental impact. At this stage the solar farm is a screening opinion only.

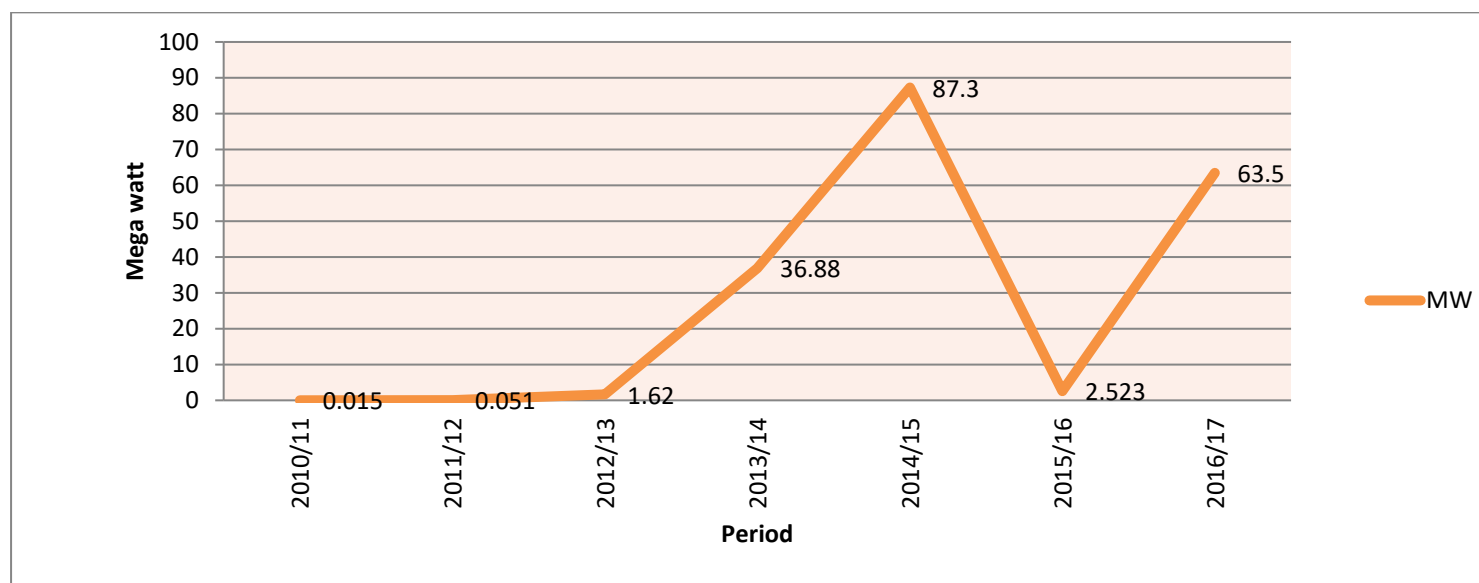


Fig 10: Total amount of renewable energy capacity permitted by year

Indicator DM11: Developer contributions and infrastructure provision

- Data Source Bassetlaw District Council Development Team
- Contributions secured through Community Infrastructure Levy

- 3.12** The CIL is intended to be used to help provide infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms (which is the purpose of Section 106 Agreements). CIL does not fully replace Section 106 Agreements. On particular developments site specific mitigation requirements may still need to be provided through a Section 106 Agreement in addition to CIL. Section 106 Agreements and planning conditions will continue to be used for local infrastructure requirements on development sites, such as site specific local provision of open space, connection to utility services (as required by legislation), habitat protection, access roads and archaeology.
- 3.13** The principle is that all eligible developments must pay towards CIL as well as any development specific requirement to be secured through Section 106 Agreements. The provision of affordable housing lies outside of the remit of CIL and continues to be secured through Section 106 Agreements. A further amendment to the CIL Regulations in 2013 requires a 'meaningful proportion' of CIL receipts to be passed to the local town or parish council for the area where the development takes place (known as local infrastructure monies). The meaningful proportion to be passed to the local council is set at 15% of the relevant CIL receipts with a maximum cap of £100 per Council tax dwelling in the Parish (with a further multiplier applied).⁶

Overall summary of CIL transactions 2016 - 2017		
Details	%	£
Total CIL receipts for the monitoring period		£890,758.77
Total CIL carried over from the previous year(s) ¹		£443,015.46
Total CIL expenditure for the monitored year		£12,500
Total amount of CIL applied to administrative expenses pursuant to regulation	5%	£66,688.71
Total CIL retained at the end of the reported year		£1,037,866.80

⁶ As outlined in the Community Infrastructure Levy Annual Report June 2017

Breakdown of Monies for Strategic Infrastructure 2016 - 2017		
Details		£
Total CIL receipts for the reported year:		£700,279.66
Total CIL carried over from the previous year(s)		£337,587.14
Total CIL expenditure for the reported year		£0
Total CIL retained at the end of the reported year	Total	£1,037,866.80
The majority of CIL monies collected has been spend on strategic infrastructure		
Breakdown of monies available for local Infrastructure 2016 - 2017		
Details		£
Total CIL receipts for the reported year		£145,941.17
Total CIL carried over from the previous year		£67,343.72
Total CIL expenditure for the reported year		£0
Total CIL retained at the end of the reported year		£213,284.89

Table 33 above summarise the allocation of CIL money for this monitoring period.

- 3.14** From the CIL monies collected, the majority of this is spent on strategic infrastructure identified on the Council's regulation 123 list. The table above shows the breakdown of the money available for strategic infrastructure. From the CIL monies collected, there is a meaningful proportion which should be spent on the area in which it was collected. The table above shows the breakdown of the money available for local infrastructure. Once there are CIL monies paid from a local area where there is a parish or town council, the District Council's preference is to pass this money to the parish/town council to spend the money. However, the District Council will also hold monies for local areas, or spent it on their behalf, at the request of the parish/town council. In Worksop and Retford, where a town council is not present, the District Council as charging authority will be responsible for spending this money on local infrastructure. For full details please see the information held at: <http://www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy/cil-annual-reporting.aspx>

Indicator DM12a: Percentage of applications granted in flood zones against Environment Agency advice

3.15 Over this monitoring period no planning applications were granted against Environment Agency advice, ensuring that developments are not being granted in areas liable to flooding. As in the last three monitoring periods, 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

- Data source: Bassetlaw District Council monitoring and research
- Identifies specific locations where a surface water drainage assessment must be provided for all development other than minor extensions

Settlement	Application Number	Proposal	Sewerage / Drainage Assessment
Gamston	16/00981/FUL	Demolish existing dwelling and erect new two store dwelling with a double garage	Flood Risk Assessment - floodzone
Mattersey	16/00505/OUT	Residential development	Flood Risk Assessment – edge of floodzone
Misson	16/00798/FUL	Demolish existing barns and erect two storey dwelling	Flood Risk Assessment – floodzone
Misterton	16/00994/OUT	Detached dwelling and garage	Flood Risk Assessment – floodzone
Rampton	15/01443/FUL	Conversion of farm building to form 5 dwelling plus two dwellings and garage	Flood Risk Assessment – floodzone
Retford	15/01364/RSB	Proposed residential development to form 10 storey dwellings	Flood Risk Assessment – floodzone

Retford	16/00313/OUT	Approval for erection of four dwellings	Flood Risk Assessment – edge of floodzone
Retford	16/00761/FUL	Conversion of public house into mixed use development with office space and create 6 dwellings	Flood Risk Assessment – floodzone
Retford	16/00907/FUL	Demolition of the existing buildings on site and redevelopment with retail, offices and 4 apartments	Flood Risk Assessment – floodzone
Retford	16/01334/COU	Change of use from office to dwelling	Flood Risk Assessment – edge of floodzone
Shireoaks	16/01369/FUL	Erection of detached dormer bungalow and detached garage and formation of new entrance	Flood Risk Assessment – edge of floodzone
Shireoaks	16/01370/FUL	Erection of dormer bungalow and detached garage and formation of new entrance	Flood Risk Assessment – edge of floodzone
Shireoaks	16/01371/FUL	Erection of detached dormer bungalow and detached garage	Flood Risk Assessment – edge of floodzone
Tuxford	16/00711/FUL	Demolition of existing dwelling and replaced with dwelling	Flood Risk Assessment – edge of floodzone
West Stockwith	16/00767/FUL	Erect two storey dwelling and construct new access	Flood Risk Assessment – floodzone
Worksop	16/01766/COU	Change of use of first floor of existing snooker club into two apartments	Flood Risk Assessment – floodzone
Tuxford	16/00038/COU	Change of Use of Barn/Stables to Domestic and Erect Single Storey Rear Extension	Flood Risk Assessment – floodzone
Worksop East	16/00413/CDM	Demolition of Portacabin. Erection of a Three-Classroom Modular Building	Flood Risk Assessment – floodzone
Everton	16/00131/FUL	Erect Five Buildings Required for The Capture of Process Air (for Treatment of Emissions),	Flood Risk Assessment – floodzone
Clayworth	16/00632/FUL	Proposed Single Storey Fish Rearing Unit and Single Storey Refreshments Unit	Flood Risk Assessment – floodzone
Sturton	16/00822/COU	COU of existing agr/storage to storage and distribution	Flood Risk Assessment – floodzone

Everton	16/00838/FUL	Erect milking parlour with assoc office, store and plant room	Flood Risk Assessment – floodzone
Everton	16/00920/COU	To change barn to private gym for personal use	Flood Risk Assessment – floodzone
East Retford Nrth	16/00568/FUL	Proposed Siting of 5 Twin Unit Static Holiday Caravans/lodges . 12 static holiday caravans, 30 touring caravan pitches	Flood Risk Assessment – floodzone
Worksop South East	16/00635/FUL	Demolition of Some Existing Agricultural Buildings with conversion and extension of existing out buildings to provide new nursery and junior school	Flood Risk Assessment – floodzone
Everton	16/00223/FUL	Retain COU of agricultural building to an equestrian business	Flood Risk Assessment – floodzone
East Retford West	16/01348/FUL	Erect Canopy over the performance pad and construct access ramp	Flood Risk Assessment – floodzone
Everton	16/01335/FUL	Retention of Static Residential Mobile Home	Flood Risk Assessment – floodzone
East Retford West	16/01562/COU	Change of use from redundant former 6 bed guest house to 10 bed house in multi occupancy	Flood Risk Assessment – floodzone

Table 34 applications with surface water drainage assessments

- 3.16** Although a number of applications were granted in the flood zone areas outlined in the Core Strategy, those that are in the floodzone are changes of use or demolition of buildings already in place. Table 33 shows that many of the applications are former agricultural buildings showing an interest in the reuse of farm buildings. All the permissions within the above table have been subject to flood risk assessments. Improvements in monitoring are currently under consideration through the liaison with Bassetlaw District Council's flooding engineer.
- 3.17** Nottinghamshire County Council are now the Statutory consultee on drainage related matters and have a legal requirement under the Act to develop, maintain, apply and monitor a Local Flood Risk Management Strategy. Bassetlaw District Council has input into this via the Drainage Engineer. Working with its flood risk partners, the Council has reduced flood risk in many critical areas across Bassetlaw but, with ever increasing and intense rainfall patterns, other areas still remain at risk.

3.18 The Strategy is designed to integrate local flood risk management into the planning process and support sustainable growth. It also encourages and promotes the use of SuDS in all new developments and retrofit SuDS wherever possible. It ensures as far as practical, local planning authorities take full account of flood risk in Local Plan policies and allocations, planning applications and supplementary planning documents. It maximises opportunities to integrate flood management with other County functions and develop a better understanding of drainage maintenance requirements on public property.

Policy DM13: Sustainable Transport

3.19 Although the Site Allocations DPD has been withdrawn, a number of the potential developments are coming forward for development in light of the Council's current housing land supply shortfall and in line with the NPPF's presumption in favour of sustainable development. Delivery of these major development sites will give a strong indication of the effectiveness of this policy.

3.20 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.

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 ₂ 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 35: Local Transport Plan Indicators

Despite having requested the latest data for these indicators, Nottinghamshire County Council have not been able to provide all the necessary information for the monitoring period.

Appendix 1

Table 39 Below summarises the completions for the settlement heirarchy

Parish/Town	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total per settlement	Average p/settlement
Shireoaks	4	0	79	25	8	13	0	1	1	0	0	0	131	10.9
North Leverton with Hablesthorpe	52	26	15	7	3	4	4	4	4	2	1	4	126	10.5
Hodsock	1	0	6	8	0	1	1	0	29	31	31	8	116	9.7
Misterton	0	21	27	3	14	7	7	4	7	4	2	12	108	9.0
Gringley on the Hill	8	0	1	0	0	0	20	8	9	13	26	4	89	7.4
Ranskill	1	2	13	9	4	17	7	1	0	0	0	1	55	4.6
Walkeringham	22	0	3	7	1	8	0	5	0	0	0	2	48	4.0
Tuxford	13	0	2	2	3	5	8	2	2	2	1	10	50	4.2
Beckingham	0	1	2	1	4	10	12	4	1	2	2	2	41	3.4
Carlton in Lindrick	4	0	1	21	4	1	0	1	1	3	0	0	36	3.0
Everton	4	0	3	4	5	0	4	8	3	1	0	6	38	3.2
North Wheatley	2	1	4	0	5	4	3	1	1	3	2	4	30	2.5
Normanton	4	2	0	4	2	1	4	1	1	0	4	4	27	2.3
Laneham	1	2	1	0	0	0	0	9	3	4	1	0	21	1.8
East Markham	3	1	2	0	0	5	1	0	4	3	1	3	23	1.9
Misson	3	3	3	3	2	1	0	1	1	0	2	1	20	1.7
Styrrup & Oldcotes	2	0	0	0	0	12	1	3	1	0	0	3	22	1.8
Blyth	3	0	4	2	1	0	4	0	2	0	1	1	18	1.5
Babworth	2	3	5	0	0	1	3	1	1	1	0	0	17	1.4
Sutton cum Lound	0	0	2	0	1	0	3	3	7	0	0	0	16	1.3
Dunham on Trent	0	0	0	1	5	1	1	6	0	2	0	0	16	1.3
Hayton	1	0	0	1	2	0	1	1	0	10	0	0	16	1.3
Bothamsall	0	0	0	0	0	0	1	0	12	0	0	0	13	1.1

Parish/Town	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total per settlement	Average p/settlement
Sturton le Steeple	0	1	4	0	1	1	4	0	1	0	1	1	14	1.2
Barnby Moor	0	0	2	0	3	1	4	0	1	0	0	3	14	1.2
Clarborough/Welham	7	0	0	0	0	0	1	0	0	1	2	0	11	0.9
East Drayton	4	1	2	0	0	0	1	0	0	1	1	1	11	0.9
West Stockwith	2	0	0	0	1	0	0	4	0	3	0	5	15	1.3
South Leverton	2	0	0	0	0	0	5	1	1	0	0	4	13	1.1
Mattersey	0	0	2	3	0	0	1	0	0	1	1	2	10	0.8
Rampton	0	0	0	0	1	1	4	0	1	0	1	3	11	0.9
Elkesley	0	1	0	0	0	1	2	2	1	0	0	0	7	0.6
Grove	3	0	0	0	0	1	0	0	0	1	1	3	9	0.8
Nether Langwith	1	1	1	1	0	0	2	0	0	0	0	0	6	0.5
Treswell	1	0	2	0	0	0	0	2	1	0	0	0	6	0.5
Askham	1	1	0	1	0	0	1	0	1	0	0	0	5	0.4
Lound	0	0	1	0	1	0	2	1	0	0	0	1	6	0.5
Scrooby	0	1	1	0	2	0	0	1	0	0	0	0	5	0.4
Clayworth	1	0	0	1	0	0	1	0	1	0	0	0	4	0.3
Torworth	0	0	0	0	1	0	1	0	1	1	0	0	4	0.3
West Markham	1	0	0	0	0	1	0	1	0	0	1	5	9	0.8
Rhodesia	0	0	2	0	0	0	0	0	1	0	0	2	5	0.4
Cottam	0	0	1	0	1	0	0	0	1	0	0	0	3	0.3
Darlton	0	0	0	0	2	0	1	0	0	0	0	0	3	0.3
Gamston	0	1	0	0	0	0	2	0	0	0	0	1	4	0.3
Headon cum Upton	0	1	0	1	1	0	0	0	0	0	0	2	5	0.4
Marnham	0	0	0	0	0	1	1	0	1	0	0	1	4	0.3
Bole	0	0	0	0	0	0	1	1	0	0	0	1	3	0.3

Parish/Town	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total per settlement	Average p/settlement
Eaton	1	0	0	0	0	0	1	0	0	0	0	0	2	0.2
Stokeham	0	0	0	0	0	1	0	1	0	0	0	0	2	0.2
Carburton	1	1	0	0	0	0	0	0	0	0	0	0	2	0.2
Wiseton	0	0	0	0	0	0	0	0	0	1	1	0	2	0.2
Bevercotes	0	0	0	0	0	0	0	0	0	1	0	0	1	0.1
Clumber and Hardwick	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
Cuckney	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
Fledborough	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
Haughton	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
Holbeck	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
Markham Clinton	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
Norton	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
Ragnall	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
South Wheatley	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
Saundby	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
Scaftworth	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
Wallingwells	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
Welbeck	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
West Burton	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
West Drayton	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0

Appendix 2 Table 40 Completions All other settlements

Parish/Town	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total per settlement
Shireoaks	4	0	79	25	8	13	0	1	1	0	0	0	131
Normanton	4	2	0	4	2	1	4	1	1	0	4	4	27
Laneham	1	2	1	0	0	0	0	9	3	4	1	0	21
Styrrup & Oldcotes	2	0	0	0	0	12	1	3	1	0	0	3	22
Babworth	2	3	5	0	0	1	3	1	1	1	0	0	17
Sutton cum Lound	0	0	2	0	1	0	3	3	7	0	0	0	16
Hayton	1	0	0	1	2	0	1	1	0	10	0	0	16
Bothamsall	0	0	0	0	0	0	1	0	12	0	0	0	13
Barnby Moor	0	0	2	0	3	1	4	0	1	0	0	3	14
Clarborough/Welham	7	0	0	0	0	0	1	0	0	1	2	0	11
East Drayton	4	1	2	0	0	0	1	0	0	1	1	1	11
West Stockwith	2	0	0	0	1	0	0	4	0	3	0	5	15
South Leverton	2	0	0	0	0	0	5	1	1	0	0	4	13
Grove	3	0	0	0	0	1	0	0	0	1	1	3	9
Treswell	1	0	2	0	0	0	0	2	1	0	0	0	6
Askham	1	1	0	1	0	0	1	0	1	0	0	0	5
Lound	0	0	1	0	1	0	2	1	0	0	0	1	6
Scrooby	0	1	1	0	2	0	0	1	0	0	0	0	5
Clayworth	1	0	0	1	0	0	1	0	1	0	0	0	4
Torworth	0	0	0	0	1	0	1	0	1	1	0	0	4
West Markham	1	0	0	0	0	1	0	1	0	0	1	5	9
Rhodesia	0	0	2	0	0	0	0	0	1	0	0	2	5
Cottam	0	0	1	0	1	0	0	0	1	0	0	0	3
Darlington	0	0	0	0	2	0	1	0	0	0	0	0	3

Headon cum Upton	0	1	0	1	1	0	0	0	0	0	0	2	5
Marnham	0	0	0	0	0	1	1	0	1	0	0	1	4
Bole	0	0	0	0	0	0	1	1	0	0	0	1	3
Eaton	1	0	0	0	0	0	1	0	0	0	0	0	2
Stokeham	0	0	0	0	0	1	0	1	0	0	0	0	2
Carburton	1	1	0	0	0	0	0	0	0	0	0	0	2
Wiseton	0	0	0	0	0	0	0	0	0	1	1	0	2
Bevercotes	0	0	0	0	0	0	0	0	0	1	0	0	1
Clumber and Hardwick	0	0	0	0	0	0	0	0	0	0	0	0	0
Fledborough	0	0	0	0	0	0	0	0	0	0	0	0	0
Haughton	0	0	0	0	0	0	0	0	0	0	0	0	0
Holbeck	0	0	0	0	0	0	0	0	0	0	0	0	0
Markham Clinton	0	0	0	0	0	0	0	0	0	0	0	0	0
Norton	0	0	0	0	0	0	0	0	0	0	0	0	0
Ragnall	0	0	0	0	0	0	0	0	0	0	0	0	0
Ranby	0	0	0	0	0	0	0	0	0	0	0	0	0
Rockley	0	0	0	0	0	0	0	0	0	0	0	0	0
Saundby	0	0	0	0	0	0	0	0	0	0	0	0	0
Scaftworth	0	0	0	0	0	0	0	0	0	0	0	0	0
Wallingwells	0	0	0	0	0	0	0	0	0	0	0	0	0
Welbeck	0	0	0	0	0	0	0	0	0	0	0	0	0
West Burton	0	0	0	0	0	0	0	0	0	0	0	0	0
West Drayton	0	0	0	0	0	0	0	0	0	0	0	0	0