

Bassetlaw Annual Monitoring Report

1st April 2017 - 31st March 2018



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Introduction

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

This is the fourteenth Authority Monitoring Report (AMR) prepared by Bassetlaw District Council, covering the period 01 April 2017 – 31 March 2018. The Authority Monitoring Report is important as it allows the Council to understand the effectiveness of adopted Core Strategy policies. 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.

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.”

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. The Council considers that these policies will enable the delivery of the spatial planning objectives and long-term vision for Bassetlaw District Council. The indicators used in the AMR fall under the following category:

- **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/>

Why Monitor?

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.

The AMR is separated into three sections:

- **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 2017/18 amounted to £734,775.37
- From 1st April 2017 to 31st March 2018, 551 (net) new homes were completed in Bassetlaw
- Nine Neighbourhood Development Plans were made at 31st March 2018
- At 1st April 2018 Bassetlaw District has a deliverable housing supply of 2681 dwellings over the next 5 years (to 31st March 2023)
- 30.01 ha of employment floor space was completed or under construction between 1st April 2017 and 31st March 2018
- The number of vacant retail units decreased or stayed the same in identified town centres, and 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

In the box above are some headlines figures associated with the 2017/18 AMR. The AMR includes 15 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. All of the AMR documents can be found on www.bassetlaw.gov.uk.

1 Progress against the Local Development Scheme

This section monitors the progress of emerging planning policy over the period 1 April 2017 to 31 March 2018. 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

As of 31 March 2018, the latest LDS was published in September 2015.

In December 2014 the Council Cabinet agreed to withdraw the proposed Site Allocations Development Plan Document. 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 in 2012, 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.

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 include an eight week consultation which started on 17 October 2016. Following this first stage of consultation on the emerging plan and publication of the Government's Housing White Paper: Fixing our Broken Housing Market (February 2017), it was apparent that further evidence must be gathered and analysed, particularly relating to calculating Bassetlaw's housing requirement. Further work was also required to establish economic growth needs over the plan period and expanding upon other policy components set out in the initial draft.

In order to provide a realistic timescale for producing a robust plan the LDS required updating.

2 The Effectiveness of the Core Strategy Policies

Housing

1.1 Housing development during the period 01 April 2017 to 31 March 2018 was monitored through the indicators set out below.

Indicator H1: Total Housing Completions

- This indicator sets out the total housing completions in Bassetlaw from 2006 through to the present monitoring period of 2017/18. This indicator measures the effectiveness of policy in regard to the housing shortfall.
- Data source: Planning Policy

1.2 Table 1 below sets out the total housing completions in Bassetlaw from 2006/2007 to this monitoring year 2017/2018. The total housing completions for this monitoring period is 551 dwellings.

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Completions	331	541	359	160	264	303	226	249	241	338	462	551

Table 1: Net Housing Completions

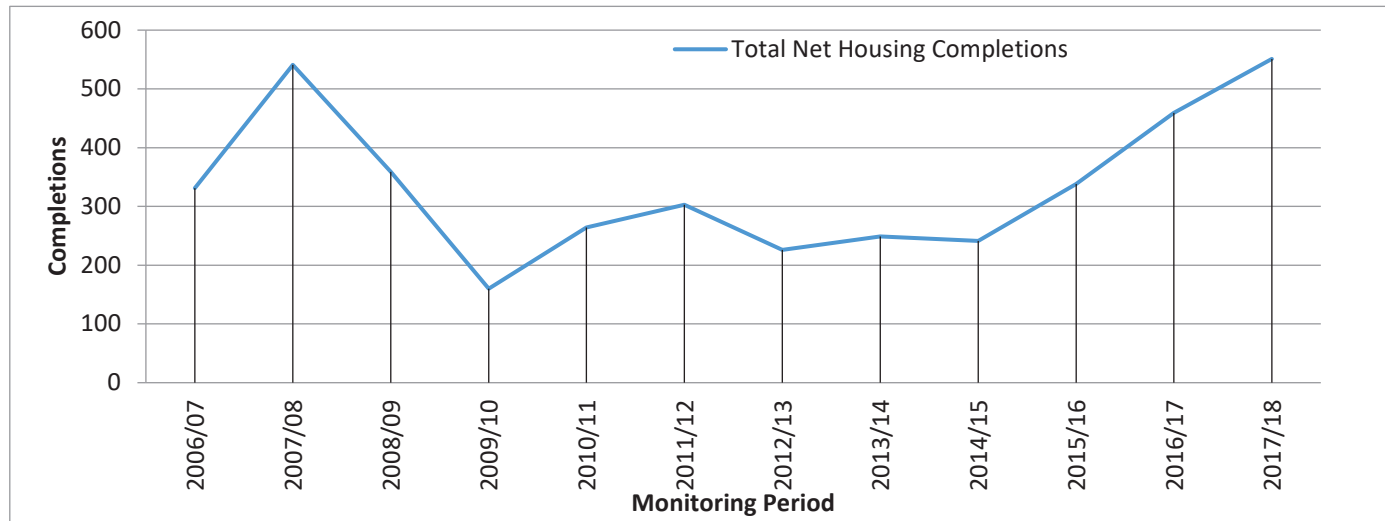


Figure 1: Net Housing Completions

The net housing completions figure for 2017/18 is 551. This is an increase of 19% on the previous year 2016/2017, a positive indication of meeting the yearly housing requirement 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, up to 31st March 2018, 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	2017/ 18	Total
Worksop ²	199	121	105	95	36	89	41	16	27	62	54	185	1030
Retford	78	97	144	149	38	76	142	128	117	78	128	134	1309
Harworth	27	42	74	10	8	0	0	4	3	10	58	174	410
Total	304	260	323	254	82	165	183	148	147	150	240	493	2749

Table 2: Net Housing Completions in the Towns

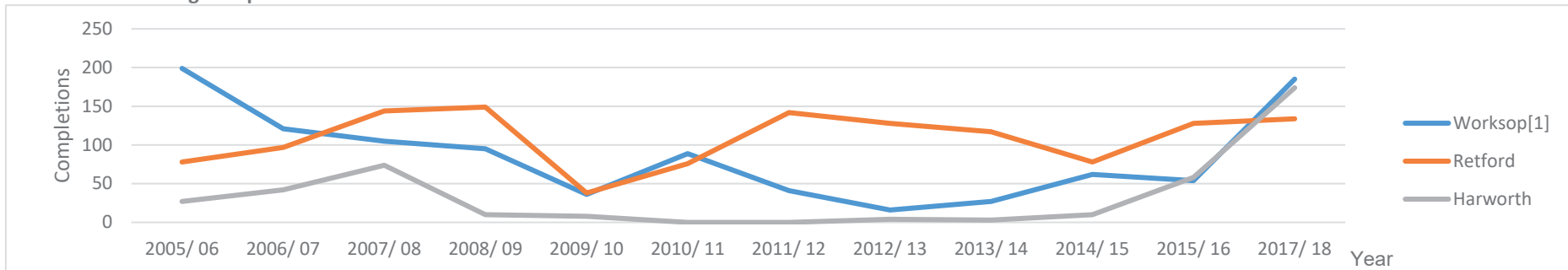


Figure 2: Housing Completions in Sub Regional Centres, Core Service Centre and Main Regeneration Centre

² 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.

1.3 As table 2 shows, since 2005 Retford has experienced the highest number of housing completions, followed by Worksop. Harworth has seen a significant increase in housing completions over the last year compared to previous years and is close to Worksop in terms of numbers of completions this year.

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	Housing 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	-194	-588
2015/16	338	342*	4	592
2016/17	462	332*	-130	462
2017/18	551	281*	-270	192**

Table 3: Bassetlaw past Housing Completions (Net)

*The housing target in years 2015 to 2018 accord with the Housing Delivery Test Measurement Rule Book³

The Standard Method has subsequently been adopted, in accordance with the NPPF and Housing and Economic Needs Assessment PPG⁴. Past under delivery is taken into account in the calculation of housing need. Therefore, there is no requirement to include under delivery in the **2018/19 assessment.

1.4 The Strategic Housing Market Assessment published in 2013 recommended an objectively assessed housing need of at least 435 dwellings per annum. This has now been superseded by the Housing and Economic Needs Planning Practice Guidance, which requires Local Planning Authorities with a Local Plan adopted longer than 5 years to calculate local housing need using the Standard Method. Consequently, from April 2018 to March 31st 2019 the housing requirement for Bassetlaw using the Standard Method is 306 dwellings per annum. However, for the purposes of calculating the five year land supply, the Council has applied a slightly higher figure (324 dwellings per annum) to take into consideration the Governments objective of delivering 300,000 dwellings per annum. This figure of 324 was included in the Government’s consultation on the Standard Method in September 2017.

HOUSING REQUIREMENT 2018 - 2023	TOTAL
5 year housing requirement (5 x 324)	1,620
Delivery shortfall,	0*
5 year housing target plus 5% buffer	1,701
TOTAL FIVE YEAR HOUSING TARGET	1,701

Table 4: Five year local housing need target

*The Standard Method takes into consideration the shortfall, so there is no requirement to add it on to the housing target

1.5 The total number of deliverable dwellings over the five-year period (2018 to 2023) at 1st April 2018 is 2,674. In terms of the five year housing land supply for Bassetlaw over the period 1 April 2018 to 31 March 2023, the district has 7.9 years supply. This includes the requirement for a 5% buffer, in accordance with the NPPF and PPG⁵.

³ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

⁴ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

⁵ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Current Available Housing Supply		
Housing Land Supply 01 April 2018 (dwellings)		2,674
Housing Land Supply (in Years)	Basic Target	8.3 Years
	Basic Target + Under Delivery	8.3 Years
	Total Housing Supply (with 5% Buffer)	7.9 Years
Housing Target Available Buffer		65.1%
Surplus (dwellings)		+973

Table 5: Current Housing Supply

1.6 In relation to the above housing requirement, at 1st April 2018 the Council has a deliverable supply of 2,674 dwellings over the forthcoming five year period, which equates to a 7.9 year supply when assessed against the total five year housing target of 1,700 dwellings. This supply can also be seen as a total housing supply with a 65.1% buffer (as opposed to the 5% buffer target set in the NPPF). This shows that Bassetlaw’s five year housing supply has a surplus of 973 dwellings.

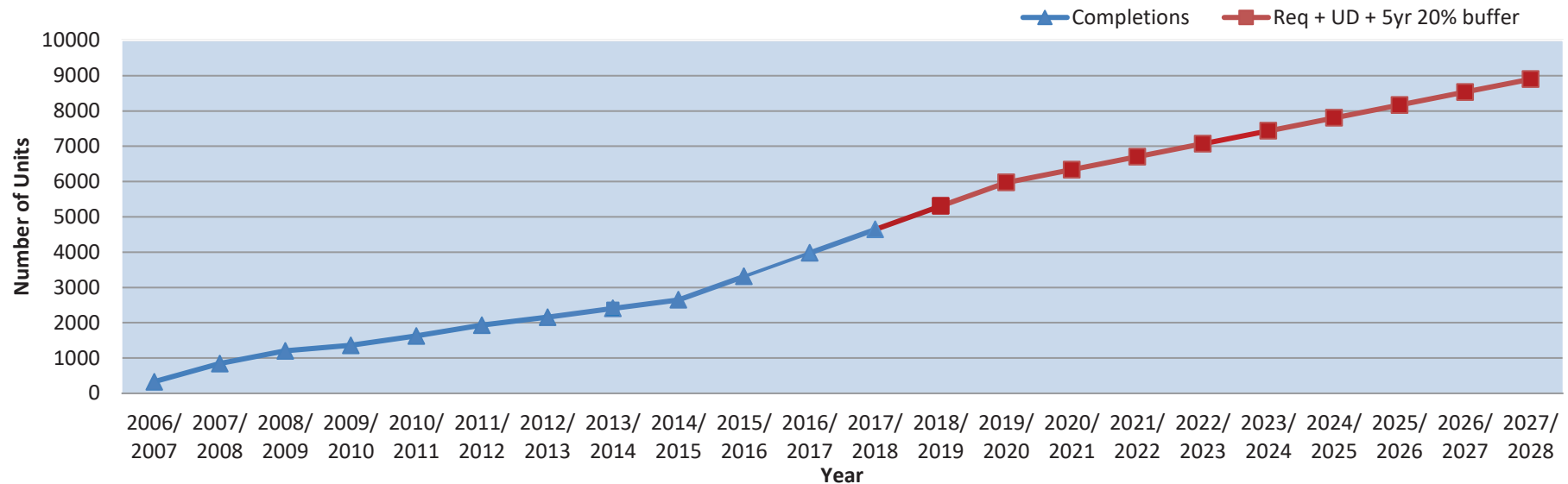


Figure 3: Housing Land Supply at 1st April 2018

Trajectory for the five year housing target

- 1.7** 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 has resulted in a significant number of planning permissions being granted for housing over the past two years. This has resulted in a healthy supply of housing land at 31st March 2018 (7.9 years).
- 1.8** Paragraphs 14 and 49 of the NPPF (2012) 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 identified. The Council will continue to monitor housing land supply to inform decisions on planning applications. In line with the aims of the NPPF, when determining planning applications, the Council is also required to give appropriate weight to policies in the Bassetlaw Core Strategy according to their degree of consistency with the NPPF.

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 <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/planning-monitoring-and-research/five-year-housing-land-supply-statement/>

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

1.9 In total there have been 26 affordable housing commitments over the monitoring period 2017/18, spread across two sites. The greatest number being in Worksop on the former Portland School site at 16 units and the other in Harworth. As in previous years, this figure reflects the number of active permissions.

Commencement Date	BC Reference	Permission Reference	Address	Plot Number	No of Beds	House Type
11/04/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	29		Det
11/04/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	30		Det
30/03/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	19-20	2	Semi
24/05/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	9-12		Semi
30/05/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	27-28		Semi
09/05/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	21		Semi
04/05/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	22		Semi
17/05/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	75		Semi
16/05/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	76		Semi
27/06/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	23		Semi
28/07/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	24		Semi
19/07/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	77		Semi
21/07/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	78		Semi
14/07/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	7		Semi
14/07/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	8		Semi
30/08/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	79		Semi
30/08/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	80		Semi
28/11/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	25		Semi

29/11/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	26		Semi
09/11/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	27		Semi
09/11/2017	IN/14/03590	15/00557/RSB	Former Portland School, Sparken Hill, Worksop	28		Semi
			Total Commencements	26		

Table 7. Number of Commitments

1.10 The tables below details the number of affordable housing completions and affordable housing commencements for the monitoring period 2017/18. Most of the 57 completed are situated in Harworth as part of a large development. The lack of affordable housing elsewhere may reflect the rural nature of the District due to the number of permissions being granted on sites under 10 dwellings. The viability of schemes, particularly on brownfield sites, also impacts on the deliverability of affordable housing.

Completed Date	BC Reference	Permission Reference	Address	Plot Number	No of beds	House Type
16/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	13	2	Semi
16/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	14	2	Semi
18/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	15	2	Semi
18/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	16	2	Semi
19/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	17	2	Semi
19/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	18	2	Semi
30/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	29	3	Semi
30/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	30	3	Semi
27/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	31	3	Semi
27/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	32	3	Semi
26/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	33	3	Semi
25/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	34	3	Semi
26/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	35	3	Semi
24/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	36	2	Semi
13/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	37	2	Semi
12/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	38	2	Semi
12/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	39	2	Semi

12/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	40	2	Semi
11/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	41	2	Semi
11/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	42	2	Semi
11/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	43	2	Semi
11/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	44	2	Semi
16/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	13	2	Semi
16/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	14	2	Semi
18/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	15	2	Semi
18/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	16	2	Semi
19/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	17	2	Semi
19/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	18	2	Semi
30/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	29	3	Semi
30/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	30	3	Semi
27/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	31	3	Semi
27/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	32	3	Semi
26/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	33	3	Semi
25/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	34	3	Semi
26/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	35	3	Semi
24/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	36	2	Semi
13/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	37	2	Semi
12/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	38	2	Semi
12/10/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	39	2	Semi
29/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	9	2	Semi
29/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	10	2	Semi
28/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	11	2	Semi
28/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	12	2	Semi
02/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	19	2	Semi
03/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	20	2	Semi
08/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	21	2	Semi

08/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	22	2	Semi
08/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	23	2	Semi
09/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	24	2	Semi
10/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	25	2	Semi
14/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	26	2	Semi
14/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	27	2	Semi
15/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	28	2	Semi
29/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	9	2	Semi
29/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	10	2	Semi
28/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	11	2	Semi
28/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	12	2	Semi
02/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	19	2	Semi
03/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	20	2	Semi
08/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	21	2	Semi
08/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	22	2	Semi
08/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	23	2	Semi
09/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	24	2	Semi
10/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	25	2	Semi
14/11/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	26	2	Semi
21/11/2017	PA/14/12482	14/00803/FUL	Former School, West Carr Rd Retford	27-30	2	terr
05/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	1	2	Semi
05/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	2	2	Semi
06/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	3	2	Semi
06/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	4	2	Semi
06/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	5	2	Semi
06/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	6	2	Semi
05/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	7	2	Semi
05/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	8	2	Semi
05/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	1	2	Semi

05/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	2	2	Semi
06/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	3	2	Semi
06/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	4	2	Semi
06/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	5	2	Semi
06/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	6	2	Semi
05/12/2017	IN/16/03986	15/00039/FUL	Former Miners Welfare, Whitehouse Rd, Harworth	7	2	Semi
19/01/2018	PA/14/12482	14/00803/FUL	Former School, West Carr Road, Retford	40	3	Semi
19/01/2018	PA/14/12482	14/00803/FUL	Former School, West Carr Road, Retford	51	2	Terr
19/01/2018	PA/14/12482	14/00803/FUL	Former School, West Carr Road, Retford	52	2	Terr
19/01/2018	PA/14/12482	14/00803/FUL	Former School, West Carr Road, Retford	54	3	Terr
			Total Completions = 57			

Table 8. Affordable Housing Completions

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
17/01751/PDN	Babworth/Ranby	Blyth Road	2	Permitted
17/01723/RES	Barnby Moor	Great North Road	5	Permitted
17/00435/OUT	Blyth	Bawtry Road	10	Permitted
17/00505/OUT	Blyth	Bawtry Road	4	Permitted
17/00001/FUL	Carlton-In-Lindrick	Blyth Road	0	Permitted
17/00302/FUL	Clayworth	Laeyfield Farm Access	3	Permitted
17/00811/RSB	Dunham-On-Trent	Darlington Road	1	Permitted
17/00926/OUT	Dunham-On-Trent	Upper Row	1	Permitted
17/00799/RES	East Drayton	Low Street	1	Permitted
17/00922/FUL	East Drayton	Top Street	1	Permitted
17/00917/OUT	East Markham	Askham Road	9	Permitted
17/00929/RES	East Markham	Beckland Hill	1	Permitted
17/01144/FUL	East Markham	Lincoln Road	2	Permitted
17/01252/RES	East Markham	Beckland Hill	1	Permitted
17/01390/FUL	East Markham	Beckland Hill	1	Permitted
16/01711/FUL	Everton	Pasture Lane	0	Permitted
17/00482/FUL	Everton	Mattersey Road	2	Permitted
17/00702/FUL	Everton	Gainsborough Road	1	Permitted
17/00703/FUL	Everton	Gainsborough Road	3	Permitted
17/00757/RES	Everton	Bawtry Road	9	Permitted
17/01588/RES	Everton	Everton Sluice Lane	10	Permitted
17/00504/FUL	Hayton	Church Lane	0	Permitted
17/01008/OUT	Laneham	Main Street	1	Permitted
17/00746/OUT	Mattersey	Retford Road	7	Permitted
17/01722/OUT	Mattersey	Thorpe Road	4	Permitted
17/01306/OUT	Misterton	Stockwith Road	2	Permitted

Reference	Settlement	Location	Number of Dwellings	Completed or Permitted
15/01265/OUT	North Leverton/ Habbleshthorpe	Southgore Lane	11	Permitted
17/01286/RSB	North Leverton/ Habbleshthorpe	Fingle Street	1	Permitted
16/00686/FUL	North Wheatley	Low Street	1	Permitted
17/00638/FUL	North Wheatley	Top Pasture Lane	2	Permitted
17/01152/FUL	North Wheatley	Top Street	3	Permitted
17/00129/OUT	Rampton	Treswell Road	10	Permitted
17/00390/FUL	Ranskill	Station Road	1	Permitted
16/01678/FUL	Retford	Grove Lane	1	Completed
17/01541/FUL	Retford	Bigsby Road	1	Permitted
17/01551/FUL	Retford	Grove Coach Road	1	Permitted
17/00506/FUL	Rhodesia	Mary Street	9	Permitted
16/00968/OUT	Shireoaks	Coach Road	73	Permitted
17/01427/FUL	South Leverton	Retford Road	2	Permitted
17/01673/FUL	Sturton-Le-Steeple	Wheatley Road	1	Permitted
18/00142/FUL	Tuxford	Great North Road	0	Permitted
17/01065/RSB	Walkeringham	Gringley Road	1	Permitted
17/00220/RSB	West Markham	Milton Road	1	Permitted
17/00720/FUL	West Stockwith	North Carr Road	1	Permitted
17/00448/RSB	Worksop	Sparken Hill	1	Permitted
17/01046/RES	Worksop	Thackeray Close	1	Permitted
17/01712/RSB	Worksop	Mansfield Road	5	Permitted
17/01751/PDN	Babworth/Ranby	Blyth Road	2	Permitted
17/01723/RES	Barnby Moor	Great North Road	5	Permitted
		Total	208	

Table 9: Houses built/permitted outside development boundaries

- 1.11** A total of 208 dwellings were permitted outside of settlement development boundaries over the period 1 April 2017 to 31 March 2018. The completions are spread throughout the district and some from previously agreed applications.
- 1.12** The approach taken by the Council is consistent with 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 (e. g. 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.

1.13 Progress of economic development against the employment targets set out in the Core Strategy Policies over the period 1 April 2017 to the 31 March 2018 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 website⁶.

2017/2018	Settlement	Address	Use Class	Area ha	Point in Build
17/00370/RSB	Askham	Manor Farm Town Street Askham Newark	B1a	0.04	Completed
17/01111/COU	Worksop	17 Glebe Close Worksop S80 3QX	B1a	0.001	Completed
17/01335/FUL	Ranskill	Keith Broadhead Haulage Ltd Common Lane Ranskill	B1a	1.23	Under Construction
17/01492/FUL	Harworth	Plot A7 Lords Wood Road Harworth Donc	B1a	0.0129	Under Construction
17/01650/COU	Carlton in Lindrick	Unit 8 Lawn Court Costhorpe	B1c	0.02	Completed
17/00615/OUT	Blyth	Plot 1 Symmetry Park Blyth Road Worksop	B1	0.25	Under Construction
16/00977/FUL	Retford	Land at Retford Enterprise Centre	B1a	0.08	completed
16/00762/LBA	Retford	Newcastle Arms 37 Bridgegate Retford	B1	0.191	completed
17/00370/RSB	Askham	Manor Farm Town Street Askham Newark	B1a	0.04	Completed
Sub Total				1.8249ha	

Table 10 B1 use class

2017/2018	Settlement	Address	Use Class	Area ha	Point in Build
17/00370/RSB	Askham	Manor Farm Town Street Askham Newark	B2	0.04	Completed

⁶ www.bassetlaw.gov.uk

17/00802/COU	Retford	Nottinghamshire County Council Bolham Lane Retford Notts	B2	0.88	Completed
17/01269/FUL	Low Marnham	J G Pears LTd Marnham Rd, Low Marnham	B2	0.3	Completed
17/01246/RSB	Worksop	Unit 4 Turner Rd Worksop	B2	0.9	Completed
17/01492/FUL	Harworth	Plot A7 Lords Wood Road Harworth Donc	B2	0.08	Under Construction
17/00511/FUL	Ranskill	Boynton Brothers and Hallam Access Rd Ranskill Retford	B2	3.6	Under Construction
17/00814/FUL	Worksop	Stoneacre Garage Turner Rd Worksop	B2	0.004	Completed
17/01030/VOC	Retford	Icon Polymer Ltd Thrumpton Lane Retford Notts	B2	0.4275	Under Construction
17/00790/COU	East Markham	Rosedene Farm Mark lane Easet Markham Newark	B2	0.535	Completed
18/00445/RES	Rhodesia	Land Off High Grounds Way Rhodesia Nottinghamshire	B2	0.27	Under Construction
16/01154/FUL	Retford	Unit 2 London Road Business Park Thrumpton Lane Retford	B2	0.023	Under Construction
17/00617/FUL	Blyth	Plot 3 Land East of A1 slip road and west of Blyth Road	B2	2.5	Under Construction
17/00370/RSB	Askham	Manor Farm Town Street Askham Newark	B2	0.04	Completed
17/00802/COU	Retford	Nottinghamshire County Council Bolham Lane Retford Notts	B2	0.88	Completed
17/01269/FUL	Low Marnham	J G Pears LTd Marnham Rd, Low Marnham	B2	0.3	Completed
17/01246/RSB	Worksop	Unit 4 Turner Rd Worksop	B2	0.9	Completed
17/01492/FUL	Harworth	Plot A7 Lords Wood Road Harworth Donc	B2	0.08	Under Construction
17/00511/FUL	Ranskill	Boynton Brothers and Hallam Access Rd Ranskill Retford	B2	3.6	Under Construction
17/00814/FUL	Worksop	Stoneacre Garage Turner Rd Worksop	B2	0.004	Completed
17/01030/VOC	Retford	Icon Polymer Ltd Thrumpton Lane Retford Notts	B2	0.4275	Under Construction
17/01400/FUL	Welbeck	Farm Buildings at Welbeck Abbey Welbeck College Lane Holbeck	B8	0.068	Under Construction

17/01436/FUL	Worksop	Land at Albion Close Worksop S80 1RA	B8	0.182	Under Construction
17/00275/FUL	Worksop	Lyndholme Newcastle St Worksop Notts	B8	0.01	Completed
16/00426/FUL	Worksop	Abbey Glenn Cleaners Kilton Terrace Worksop Nottinghamshire	B8	0.64	completed
16/00849/FUL	Worksop	Woodsetts Pond Worksop Road (A57) Worksop Nottinghamshire	B8	0.09	completed
16/00822/COU	Retford	Coates Farm , Coates Road, Cottam Retford	B8	0.84	Under Construction
17/01245/COND/ 14/00223/OUT	Worksop	Land North East Of St Lukes School Shireoaks Common	B1 B8 B2	15.4	Under Construction
16/00947/FUL	Retford	Oregon House Drayton Road Upton Retford	B8	1.4	Under Construction
Sub Total				28.2ha	
Overall Total				30.01	

Table 11 B2 and B8 Use class

2017/2018	Settlement	Address	Use Class	Area ha	Point in Build
15/01037/FUL	Cuckney	Welbeck Colliery Budby Road Cuckney Mansfield	B1a	29.7	Committed 1.27
14/00213/OUT	Worksop	Land South of Gateford Road	B1a	18	Committed 1.9
16/00838/FUL	Misson	Land at Junction of Dales Lane Misson	B1	0.96	Committed 0.96
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
16/01444/FUL	Holbeck	The Roses Complex, Worksop Road Holbeck	B8	0.21	Committed
17/01086/COU	Blyth	Unit B2a Lords Wood Road Harworth Doncaster	B8	0.1	Committed
17/01195/COU	Sturton	Quantum Farm Infield Lane North Leverton	B8	1.1	Committed
17/01389/RSB	Retford	Four units at Hallcroft Ind Estate, Hallcroft Rd Retford	B8	3.38	Committed
17/01643/COU	Worksop	The Dower House Osberton Hall Osberton Drive	B1	0.1	Committed 0.1
18/00019/FUL	East Markham	Shell Services A1 Markham Moor Roundabout markham Moor	B2	0.05	Committed
17/01025/FUL	Worksop	City Electrical Factors Ltd Vulcan Place Notts	B2	0.107	Committed
17/01369/COU	Clarbrough	13 Howbeck Lane, Clarbrough Retford Notts	B2	0.024	Committed

17/00420/RES	Worksop	Former Vesuvius Works Sandy Lane Worksop	B2/ B8	22	Committed
17/00949/FUL	North Wheatley	Wheatley Wood Farm House Wood Lane North Wheatley Retford	B1a	0.177	Committed
17/00949/FUL	North Wheatley	Wheatley Wood Farm House Wood Lane North Wheatley Retford	B8	0.105	Committed
17/00982/FUL	Ranskill	White Gates Cattery, Whitegates Farm Blyth Road Ranskill	B2	0.0003	Committed
17/00083/COND	Worksop	Land off A57 Manton Wood	B2/B8	25	Committed
17/00615/OUT	Blyth	Plot 1 Symmetry Park Blyth Road Worksop	B8	0.25	Committed
09/05/00002	Bothamsall	Bevercotes Colliery, Bothamsall	B8 B1 B2	43	Committed
18/00051/FUL	Worksop	Wildbore Veterinary Ltd Turner Road Worksop	B2	0.007	Committed
			Overall Total	148ha	

Table 12 Committed build

- 1.14** The information in the above tables shows that 148ha of land was committed in the monitoring period, whilst a total of 30.01ha was developed for economic purposes.
- 1.15** Committed development for all use classes B1, B2 and B8 shows many sites that maybe developed in the near future. This is a positive outcome in terms of supporting the growth of the District's economy, including local business development, jobs growth and provision for inward investment.

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
Worksop	Central Avenue	Change of use from office to retail	147.4
Beckingham	Beckingham	Shops, craft units, farm shop	139
Retford	The Square	Conversion and renovation to include A1 retail, A3 restaurant and C3 Apartments	50.8
Retford	Icon Polymers site	Mixed use with some retail	50
Worksop	Rhodesia, Land at High Grounds	Outline planning for erection of 4 retail units A1 plus hotel and pub/restaurant	960
			1347.2m2

Table 18 new convenience goods floorspace

Settlement	Location	Description	Floorspace m2
Carlton in Lindrick	Freshfields	Proposed link to create beauty therapy rooms to existing spa	44.46
East Retford	Churchgate	Erection of mobility scooter store and proposed side extension	14
Retford	Exchange Street	Single storey atrium to rear elevation for a beauty salon	15
Harworth	Scrooby Road	Single storey extension to chemists	30
		Total	103.46m²

Table 19 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	2017/18
Worksop	12	14	6	0	1	0
Retford	6	7	9	4	0	0
Harworth	7	8	12	4	0	4
Langold	5	6	6	6	0	0

Table 20 Non-new retail uses along primary shopping frontages per year

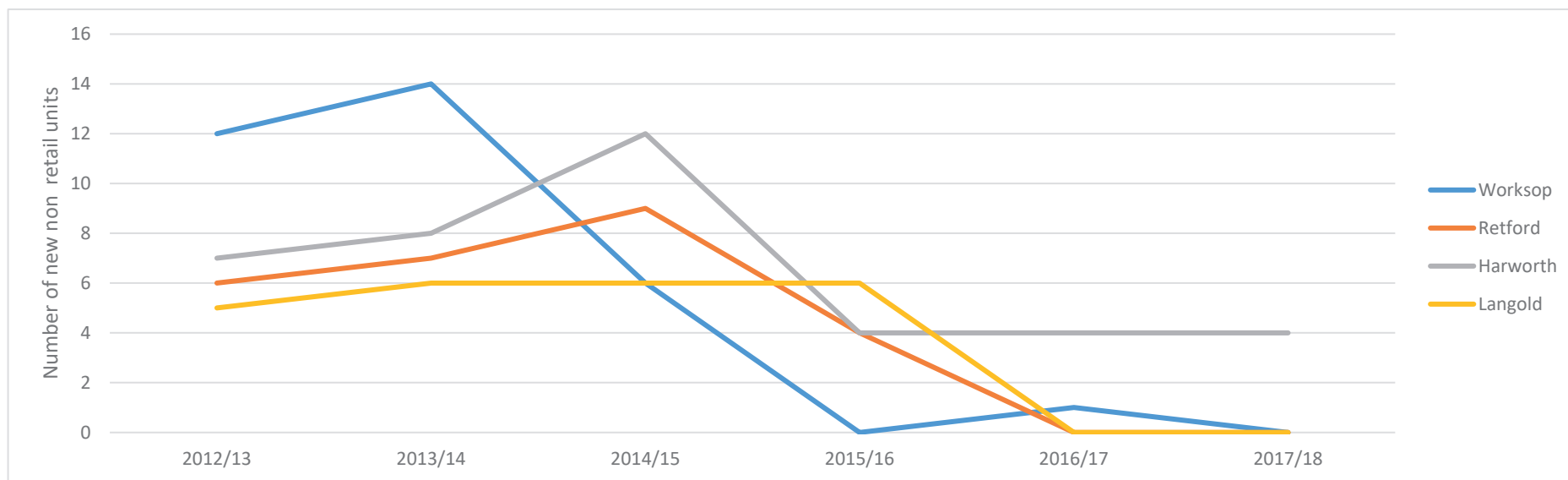


Figure 5 Comparison of four settlements and the new non retail uses for primary shopping frontage

Summary for Town Centre Indicators

- 1.16** Tables 18 and 19 show the new floor space for convenience (food shopping) and comparison goods (non-food shopping) recorded for this monitoring period. Total convenience floorspace is 1347m² and total comparison 103.46m². Both numbers are less than last year.
- 1.17** Harworth has seen the most change in the amount of non-retail usages, the uses include a dentist, car repairs and a tattoo studio which still reflect that the town is experiencing investment in its town centre, and represents a healthy mix of high street uses to support the ongoing development currently taking place in this area. Langold, Harworth, and Retford have seen no additional non-retail units.
- 1.18** The AMR is an important recording tool for the primary shopping frontage as it compares the year on year changes and ensures that the town centres remain the focus for retail development and are not diluted by too much non retail take up which can have an adverse impact on the way a centre works. The Council prioritises a flexible and sustainable approach to its town centres, as recognised by the NPPF.

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
2017/18	38	19	0	1	0

Table 21 Number of vacant retail units within the identified town centres and local centres boundaries

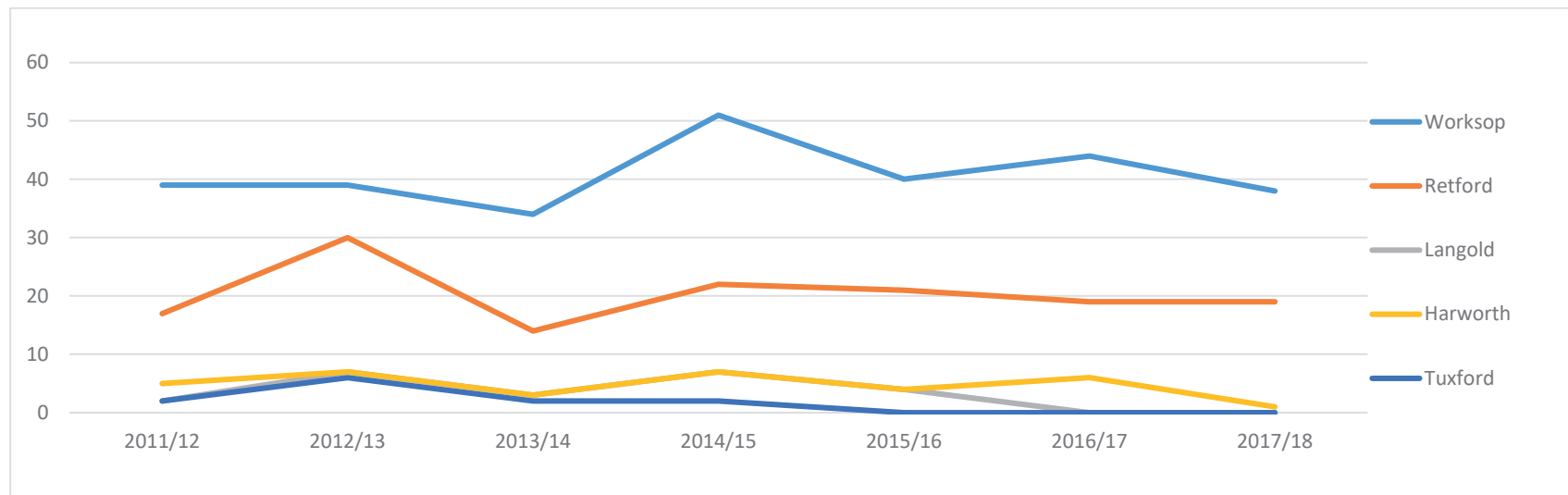


Figure 6 Trends for vacant retail units on the high street.

1.19 The table above shows the vacant retail units for the five town centres over the last six years. All settlements have seen either a decrease or no change. 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.

Indicator TC5: Retail Development outside retail boundaries

- Data Source: Bassetlaw District Council Monitoring and Research

Settlement	Location	Type of Development/Facility	Size (m ²)
Beckingham	Beckingham	Shops, craft units, farm shop	139
Worksop	Central Avenue	Change of use from office to retail	147.5
Retford	Icon Polymers site	Mixed use including retail	50
Worksop	Rhodesia, High Grounds	Outline planning for erection of 4 retail units	960
Carlton in Lindrick	Freshfield	Proposed link to create beauty therapy rooms	44.46
		Total	1340.96m²

Table 22 Retail outside of development boundaries

- 1.20** A total of five retail developments of varying types/uses were granted permission during the monitoring period 17/18. The Icon Polymers site and High Grounds represent a shift in retail preference as they are out of the town centre boundaries and part of large retail park sites.

Indicator DM6: Gypsies, Travellers and Travelling Showpeople

- Number of permanent and transit pitches for Gypsies and Travellers

1.21 Having now 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
17/00038/COU	Nether Langwith	Storage	Residential	86m/s
17/00275/FUL	Worksop	Storage	Dental Surgery	391m/s
17/00422/FUL	Worksop	Storage	Renewables	33840m/s
17/00518/FUL	Retford	Light Industrial	Carpark	360m/s
17/00762/COU	Worksop	Office	Retail	147.4m/s
17/00790/COU	East Markham	Light Industrial	Drinking Establishments	233m/s
17/00559/FUL	Rhodesia	Employment land	Café/gym/carpark	746m/s
17/00614/FUL	Blyth	Employment land	Drive through	238m/s
17/00837/FUL	Retford	Storage	Exhibition and learning centre	51.3m/s
			TOTAL	36092.7m/s

Table 27: Amount of allocated, existing or vacant employment land lost to non-economic uses (ha)

Indicator DM11: Developer contributions and infrastructure provision

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

1.22 The Community Infrastructure Levy (CIL) is a mechanism to allow local planning authorities to seek to raise funds from new development, in the form of a levy, in order to contribute to the cost of infrastructure projects that are, or will be, needed to support new development. Following an examination of the Bassetlaw District Council Charging Schedule in November 2012, Bassetlaw District Council approved the implementation of its Community Infrastructure Levy from the 1st September 2013.

1.23 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. 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).⁷

1.24 The provision of affordable housing lies outside of the remit of CIL and continues to be secured through Section 106 Agreements.

⁷ As outlined in the Community Infrastructure Levy Annual Report June 2016

1.25 Neighbourhood Planning

Where a Neighbourhood Plans is in place the 'meaningful proportion' will rise to 25% with no maximum cap specified. There are now nine Neighbourhood Development Plan that are in place (*at the time of writing the report):

- Clarborough and Welham – adopted/made 9th March 2017
- Cuckney, Norton, Holbeck and Welbeck – adopted/made 9th March 2017
- Elkesley – adopted/made 12th November 2015
- Harworth & Bircotes – adopted/made 3rd December 2016
- Misson – adopted/made 8th September 2017
- Shireoaks – adopted/made 17th November 2016
- Sturton Ward – adopted/made 11th February 2016
- Sutton cum Lound – adopted/made 16th February 2018
- Tuxford - adopted/made 10th November 2016

1.26 Amendments

The 2014 amendments to the CIL regulations came into force on the 24 February 2014.

[\(<http://www.legislation.gov.uk/ukdsi/2014/9780111108543/contents>\)](http://www.legislation.gov.uk/ukdsi/2014/9780111108543/contents)

These regulations introduce:

- Limitation on pooling of S106 obligations delayed until April 2015
- new mandatory exemptions for self-build housing, and for residential annexes and extensions

- a change to allow charging authorities to set differential rates by the size of development (i.e. floorspace, units)
- the option for charging authorities to accept payments in kind through the provision of infrastructure either on-site or off-site for the whole or part of the levy payable on a development
- a new 'vacancy test' - buildings must have been in use for six continuous months out of the last three years for the levy to apply only to the net addition of floorspace (previously a building to be in continuous lawful use for at least six of the previous 12 months)
- a requirement on the charging authority to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential effects of the levy on the economic viability of development across the area. Previously the authority only had to 'aim to strike the appropriate balance'
- provisions for phasing of levy payments to all types of planning permission to deal fairly with more complex developments.

A Charging Authority – the Council - is required under Regulation 62 of the Community Infrastructure Regulations 2010 (as amended) to prepare a report for any financial year in which it collects CIL, as such it appears in the Authority Monitoring Report.

Where there is a parish or town council, the District Council's preference is to pass CIL monies (as required by legislation) to the parish/town council to spend the money. However, the District Council will also hold monies for local areas, or spend it on their behalf, at the request of the parish/town council. Worksop and Retford do not have a town council; the District Council as charging authority will be responsible for spending CIL monies in these towns on local infrastructure.

Overall summary of CIL transactions 2017 - 2018		
Details	%	£
Total CIL receipts for the monitoring period	5	£734,775.37
Total CIL carried over from the previous year		£1,333,744.23

Total CIL expenditure for strategic infrastructure in reported year		£23,000
Total amount of CIL applied to administrative expenses pursuant to regulation		£103,427.48
Total CIL expenditure for local infrastructure in reported year		£77,168.79
Total CIL retained at the end of the reported year		£1,864,953.33
Detail of receipts and monies invoiced for see Appendix 3		
Breakdown of Monies for Strategic Infrastructure 2015 - 2016		
Details		£
Total CIL receipts for the reported year:		£585,373.03
Total CIL carried over from the previous year		£1,037,866.80
Total CIL expenditure for the reported year		£23,000
Total CIL retained at the end of the reported year		£1,623,239.83
The majority of CIL monies collected has been spend on strategic infrastructure		
Breakdown of monies available for local Infrastructure 2015 - 2016		
		£
Total CIL receipts for the reported year		£112,663.58
Total CIL carried over from the previous year		£213,284.89
Total CIL expenditure for the reported year		£77,168.79
Total CIL retained at the end of the reported year		£136,116.10

Table 32 above summarise the allocation of CIL money for this monitoring period.

- 1.27** The detail of receipts and the specific projects can be found in Appendix 3. Strategic CIL monies collected is spent on strategic infrastructure which is identified in the Council's regulation 123 list.