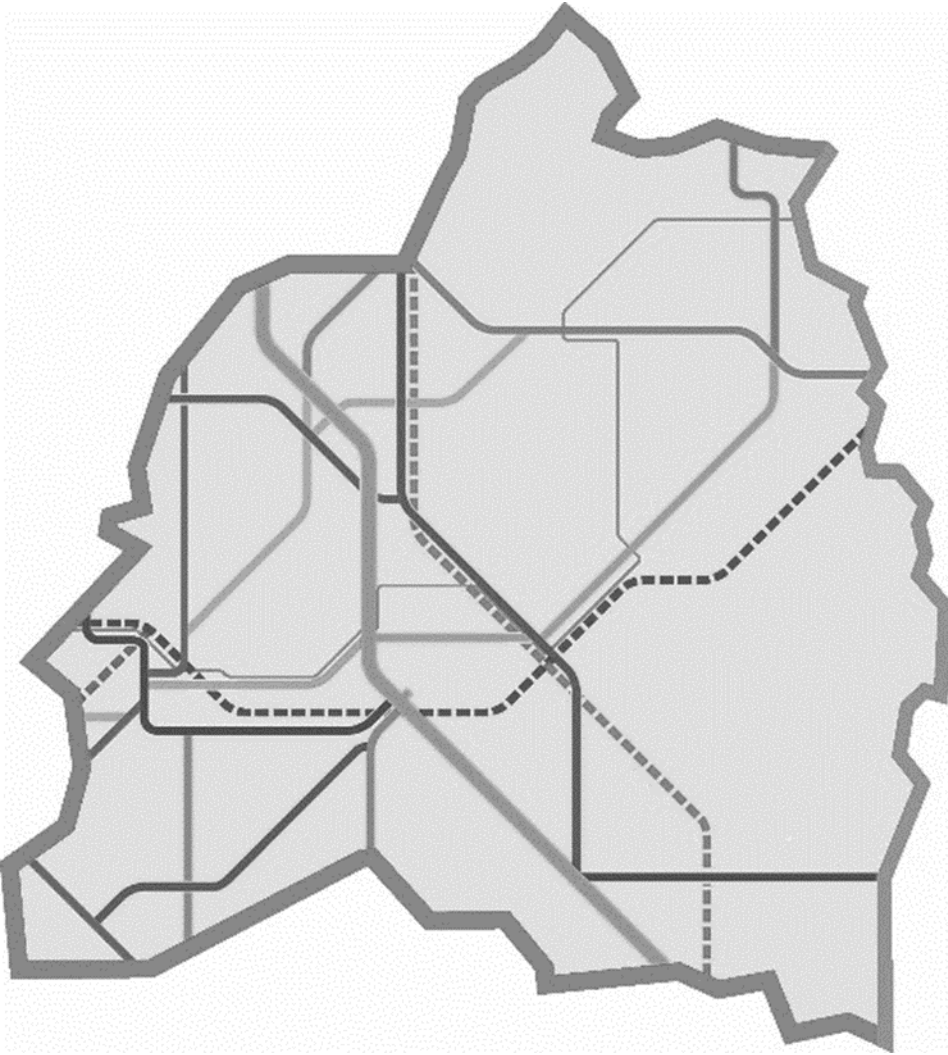


Bassetlaw Authority Monitoring Report

1st April 2018 – 31st March 2019



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

INTRODUCTION

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

This is the fifteenth Authority Monitoring Report (AMR) prepared by Bassetlaw District Council, covering the period 01 April, 2018– 31 March, 2019. 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 objectives and long term vision for Bassetlaw District Council. The indicators used in the AMR fall under two categories:

- ⇒ **Core Output Indicators** – Which measure quantifiable physical activity, directly related to, or as a consequence of, the implementation of planning policies
- ⇒ **Local Output Indicators** – which are indicators specific to Bassetlaw in order to aid the development of future 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/>

INTRODUCTION

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 2018/19 amounted to £2,035,056.28
- From 1st April 2018 to 31st March 2019, 434 (net) new homes were completed in Bassetlaw
- Fourteen Neighbourhood Development Plans were made at 31st March 2019
- At 1st April 2019, Bassetlaw District Council has a deliverable housing supply of 3232 dwellings over the next 5 years (to 31st March 2024)
- 56.16 ha of employment floor space was completed or under construction between 1st April 2018 and 31st March 2019
- The number of vacant retail units have increased in the identified town centres following the nation –wide trends of decreasing footfall on the high street. However, non-retail uses along primary shopping frontages has decreased to 0 for all identified centres, 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 2018/19 AMR. The AMR includes 16 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.

DUTY TO COOPERATE

Duty to Cooperate and Statement of Common Ground

Section 33A of the Planning and Compulsory Purchase Act 2004, as inserted by section 110 of the Localism Act 2011, introduced a duty to cooperate in relation to the planning of sustainable development.

The duty requires the Council to cooperate with other local planning authorities and other public bodies in preparing and developing development plan documents and other local development documents so far as it relates to a strategic matter.

In this regard, the Council and others are required to engage constructively, actively and on an ongoing basis. The national planning policy framework (NPPF) states that “strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. The Duty to Cooperate will help when producing Statements of Common Ground.

A Statement of Common Ground is a written record of the progress made by strategic policy-making authorities during the process of planning for strategic cross-boundary matters. It documents where effective co-operation is and is not happening throughout the plan-making process, and is a way of demonstrating at examination that plans are deliverable over the plan period, and based on effective joint working across local authority boundaries. In the case of local planning authorities, it also forms part of the evidence required to demonstrate that they have complied with the duty to cooperate.

The Council has been in discussion or have signed Statement of Common Ground agreements with specific authorities in response to their Local Plan progression.

The following table summarises the various meetings and discussions with key stakeholders during the preparations of the emerging Local Plan between 2016 and 2019.

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
Bolsover District Council	<ul style="list-style-type: none"> Local Plan Timetable and update Local Plan evidence base update 	12/05/2016 09/12/2016 30/01/2017
Doncaster Borough Council	<ul style="list-style-type: none"> Local Plan Timetable and update. Local Plan evidence base update The wider impacts of future development at Harworth and Bircotes and Bawtry. 	21/12/2015 23/08/2016 31/03/2017
Mansfield Borough Council	<ul style="list-style-type: none"> Local Plan Timetable and update. Local Plan evidence base update The relationship between development in the Norton and Cuckney parish, including Welbeck Colliery, and service provision in Market Warsop 	29/04/2016 07/04/2017
North Lincolnshire	<ul style="list-style-type: none"> Local Plan Timetable and update Local Plan evidence base update Significant new housing and employment developments in North Lincolnshire but little near the boundary with Bassetlaw. 	16/12/2016
West Lindsey (Central Lincolnshire Joint Planning Authority)	<ul style="list-style-type: none"> Local Plan Timetable and update Local Plan evidence base update Neighbouring Authority – cross boundary issues on Transport 	21/11/2016
Newark and Sherwood District Council	<ul style="list-style-type: none"> Local Plan Timetable and update Local Plan evidence base update Neighbouring Authority – cross boundary issues on Transport, in particular the A1. 	11/05/2016 04/08/2017 03/02/2018
Nottinghamshire County Council	<ul style="list-style-type: none"> Local Plan Timetable and update Local Plan evidence base update Minerals Local Plan update Transport Assessment and advice Education information Health Information Flood data Gypsy and Traveller Accommodation 	11/12/2017 05/06/2018 29/06/2018
Northeast Derbyshire	<ul style="list-style-type: none"> Local Plan Timetable and update Local Plan evidence base update 	03/05/2018

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
Rotherham Borough Council	<ul style="list-style-type: none"> Local Plan Timetable and update Local Plan evidence base update 	10/12/2015 10/11/2017
Environment Agency	<ul style="list-style-type: none"> Local Plan Timetable and update Flooding Risks Water Quality Water Management Bassetlaw LP Strategic Flood Risk Assessment (SFRA) 	18/12/2015 11/01/2016 24/10/2017
Network Rail	<ul style="list-style-type: none"> Local Plan Timetable and update Local Plan evidence base update Rail Services and Franchises Existing rail service provision Robin Hood Line Retford Train Station Shireoaks Train Station Future services investment 	23/06/2016 21/08/2017
Natural England	<ul style="list-style-type: none"> Local Plan Timetable and update Local Plan evidence base update 	15/06/2016
Sheffield City Region (SEP)	<ul style="list-style-type: none"> Local Plan Timetable and update Local Plan evidence base update Community Infrastructure Levy Retail and Town Centre Regeneration Infrastructure and Investment Economy Leisure and Tourism 	01/07/2016 02/09/2016 04/03/2016 06/05/2016 08/01/2016 21/10/2016 28/04/2016 15/09/2016
Western Power Distribution	<ul style="list-style-type: none"> Overview of Bassetlaw Local Plan Strategy (Change of approach from current Plan) Overview of Neighbourhood Planning in Bassetlaw BDC Local Plan - Implications for the rural settlements 	14/04/2017 27/06/2018

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
	<ul style="list-style-type: none"> • BDC Local Plan - New settlement • BDC Local Plan - Implications for the main towns (Worksop, Retford, Harworth & Bircotes) • Capacity of existing network • Vehicle electric charging points 	
Bassetlaw CCG	<ul style="list-style-type: none"> • Overview of Bassetlaw Local Plan Strategy (Change of spatial approach from current Plan) • Overview of Neighbourhood Planning in Bassetlaw – implications for health services? • New settlement: New health service requirement • Opportunity to improve health services in rural area • Implications for the main towns (Worksop, Retford, Harworth & Bircotes) • Partnership working moving forward. 	17/03/2017 08/10/2018 23/05/2018 07/09/2018
Northern Powergrid	<ul style="list-style-type: none"> • Impact of the proposed growth on the electricity network and any future capacity issues. • Bassetlaw New Settlements • Expansion of Worksop • Employment Sites • Electric Car Charging Points on new developments • The potential for renewable energy in new developments. 	11/07/2018 13/09/2018
East Midlands Ambulance Service (EMAS)	<ul style="list-style-type: none"> • Overview of Bassetlaw Local Plan Strategy (Change of approach from current Plan) • Overview of Neighbourhood Planning in Bassetlaw • BDC Local Plan - Implications for the rural settlements • BDC Local Plan - New settlement • BDC Local Plan - Implications for the main towns (Worksop, Retford, Harworth & Bircotes) • Resource implications for EMAS? 	04/07/2018
Police Service	<ul style="list-style-type: none"> • Overview of Bassetlaw Local Plan Strategy (Change of approach from current Plan) • Overview of Neighbourhood Planning in Bassetlaw • BDC Local Plan - Implications for the rural settlements • BDC Local Plan - New settlement • BDC Local Plan - Implications for the main towns (Worksop, Retford, Harworth & Bircotes) • Capacity of existing services/ability to respond to incidents 	26/06/2018

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
Fire Service	<ul style="list-style-type: none"> • Overview of Bassetlaw Local Plan Strategy (Change of approach from current Plan) • Overview of Neighbourhood Planning in Bassetlaw • BDC Local Plan - Implications for the rural settlements • BDC Local Plan - New settlement • BDC Local Plan - Implications for the main towns (Worksop, Retford, Harworth & Bircotes) • Capacity of existing services/ability to respond to incidents. 	26/06/2018
Anglian Water	<ul style="list-style-type: none"> • National zonal charging scheme • BDC New Settlement • Local Plan proposed Strategy • Water Cycle Study • SUDS • Water Quality • Sewage Capacity 	23/05/2018 05/07/2018 07/09/2018
Severn Trent Water	<ul style="list-style-type: none"> • National zonal charging scheme • BDC New Settlement • Local Plan proposed Strategy • Water Cycle Study • SUDS • Water Quality • Sewage Capacity 	05/07/2018 03/09/2018
River Idle Management Partnership	<ul style="list-style-type: none"> • Worksop Town Centre Regeneration • Local Plan – potential redevelopment of sites close to waterways • Environmental information • Flood data and information 	06/09/2016 26/01/2017 09/10/2017 09/04/2018 08/01/2018
Nottinghamshire Ecological and Geological Data Partnership	<ul style="list-style-type: none"> • Local Plan Timetable and update • Local Plan evidence base update 	28/03/2017 11/09/2018
Nottinghamshire Planning Officers Group	<ul style="list-style-type: none"> • Local Plan Timetable and update • Local Plan evidence base update • Government guidance • Community Infrastructure Levy 	15/06/2016 07/04/2017

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
	<ul style="list-style-type: none"> • Conservation 	08/03/2016 30/09/2016
Bassetlaw Rural Conference (Parish and Town Council discussions)	<ul style="list-style-type: none"> • Local Plan Timetable and update • Local Plan evidence base update 	23/09/2016 17/01/2019
Historic England	<ul style="list-style-type: none"> • Local Plan Timetable and update • Local Plan evidence base update • Most recent heritage guidance an legislation 	11/07/2017 12/10/2018

Section 1

Progress against the Local Development Scheme

This section monitors the progress of emerging planning policy over the period 1 April 2018 to 31 March 2019. 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

At 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 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. Following the introduction of the first National Planning Policy Framework 2012, it was not considered prudent to proceed with the plan in its current form. Therefore, in September 2015, a new LDS was introduced that sought to implement a new Local Plan for the District, the Bassetlaw Plan. This has subsequently been reviewed and updated and can be viewed on the Council's website². 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 2016. This was consulted on and the feedback from the general public alongside publication of the Housing White Paper: Fixing our broken housing market (February 2017), made it apparent that further evidence must be gathered and analysed, particularly relating to the proposed standardised method of calculating local housing need. It was also identified that further work was required to establish an understanding of the local and sub-regional economy, including future jobs growth and other policy was also needed. This is why a new Draft of the Bassetlaw Local Plan was proposed. In January 2019, the Draft Bassetlaw Plan: Part 1 Strategic Plan underwent a 6 week Regulation 18 consultation with the public on strategic policies and potential Garden Village sites. This was done to allow the general public and stakeholders to express opinions on the strategic direction of development anticipated in the District.

² <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/draft-bassetlaw-local-plan-2020/>

Section 2

The Effectiveness of the Core Strategy Policies

Housing

1. Housing development during the period 01 April 2018 to 31 March 2019 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 website³.

Indicator H1: Total Housing Completions

This indicator sets out the total housing completions in Bassetlaw from 2006 through to the present monitoring period of 2018/19.

- ◇ This indicator measures the effectiveness of policy in regard to the housing shortfall.
- ◇ Data source: Planning Policy

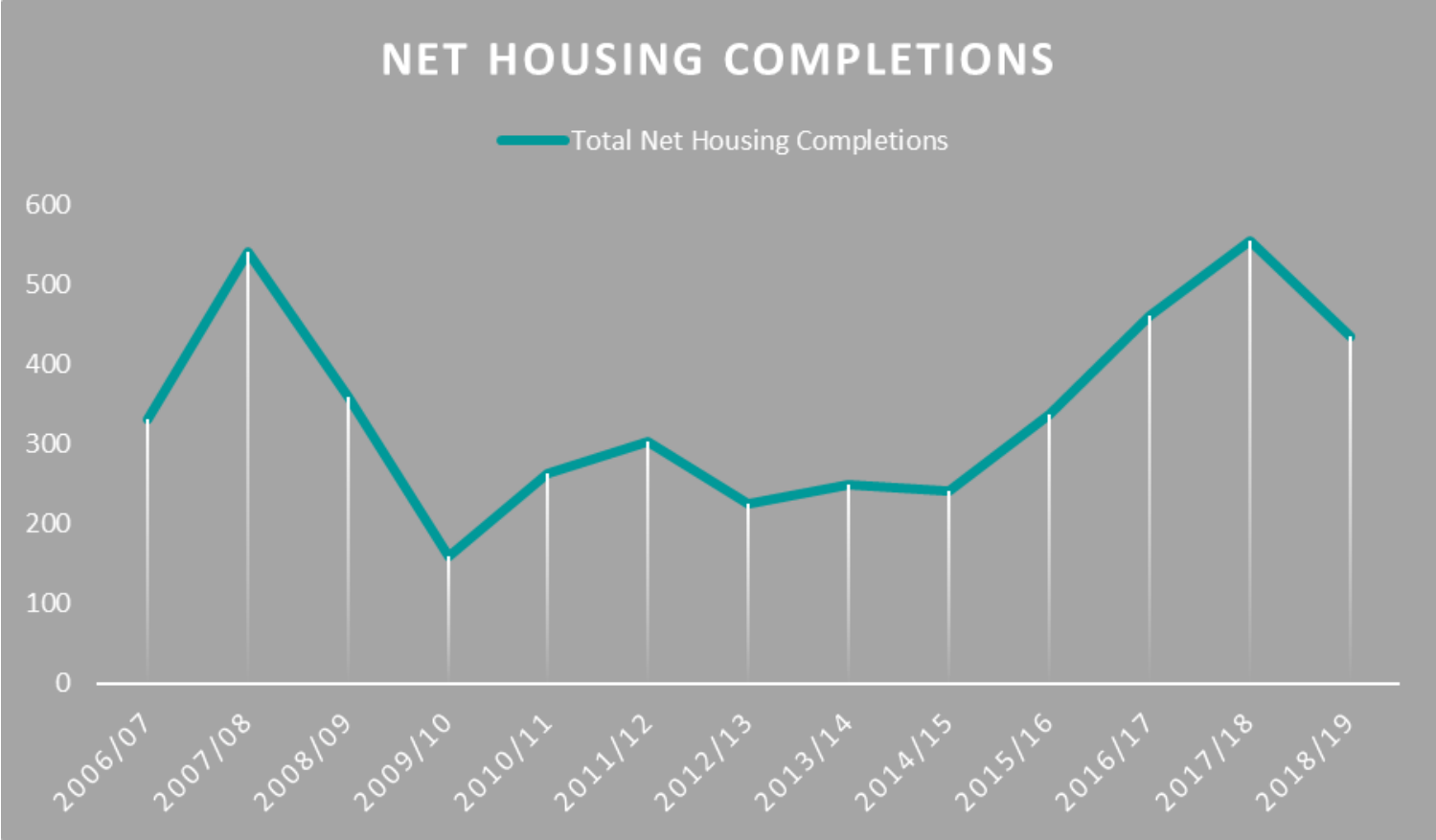
- 1.1 Table 1 below sets out the total housing completions in Bassetlaw from 2006/2007 to this monitoring year 2018/2019. The total housing completions for this monitoring period is 434 dwellings

Table 1: Net Housing Completions

<i>Period</i>	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19
<i>Completions</i>	331	541	359	160	264	303	226	249	241	338	462	551	434

³ <http://publicaccess.bassetlaw.gov.uk/online-applications/spatialDisplay.do?action=display&searchType=Application>

Figure 1: Net Housing Completions



1.2 The net housing completions figure for 2018/19 is 434. This is a decrease of 21% on the previous year’s (2017/2018) figures, still way above the standard method yearly housing requirement of 306 dwellings. Compared to last year’s figures (2017/18), this could be an indicator for the continued market confidence in the housing industry locally.

Indicator H2: Housing Completions per Settlement

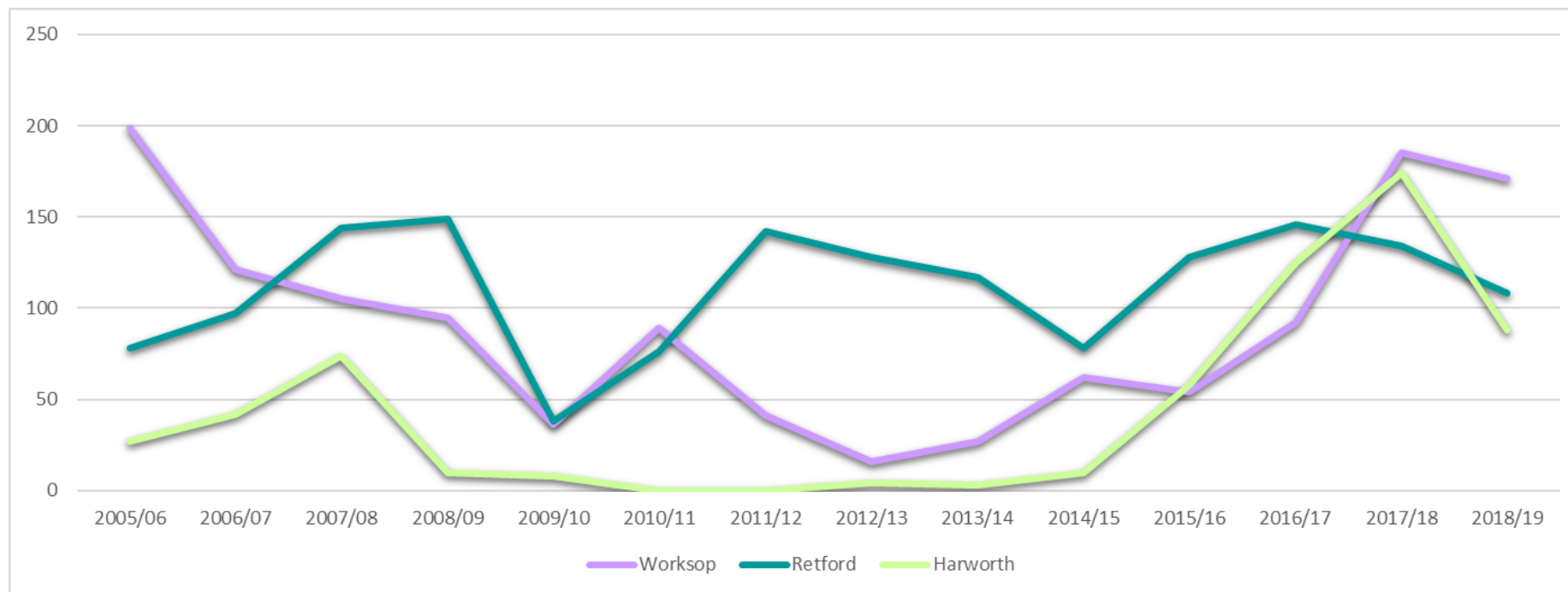
◇ This indicator sets out the total housing completions in Bassetlaw per settlement over ten years within the settlement classification of the Core Strategy.

◇ Data Source: Bassetlaw District Council – Monitoring and Research

Table 2: Housing Completions in the Towns

	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	Total
Worksop (REF)	199	121	105	95	36	89	41	16	27	62	54	92	185	171	1293
Retford	78	97	144	149	38	76	142	128	117	78	128	146	134	108	1563
Harworth & Bircotes	27	42	74	10	8	0	0	4	3	10	58	125	174	88	623
Total	304	260	323	254	82	165	183	148	147	150	240	363	493	367	3479

Figure 2: Housing Completions in the 3 towns (Worksop, Retford and Harworth & Bircotes)



1.3 As table 2 shows, since 2005 Retford has the largest amount of completions, followed by Worksop. Harworth has had considerable completions over the last few years compared to previous years and is close to Worksop in terms of numbers of completions this year.

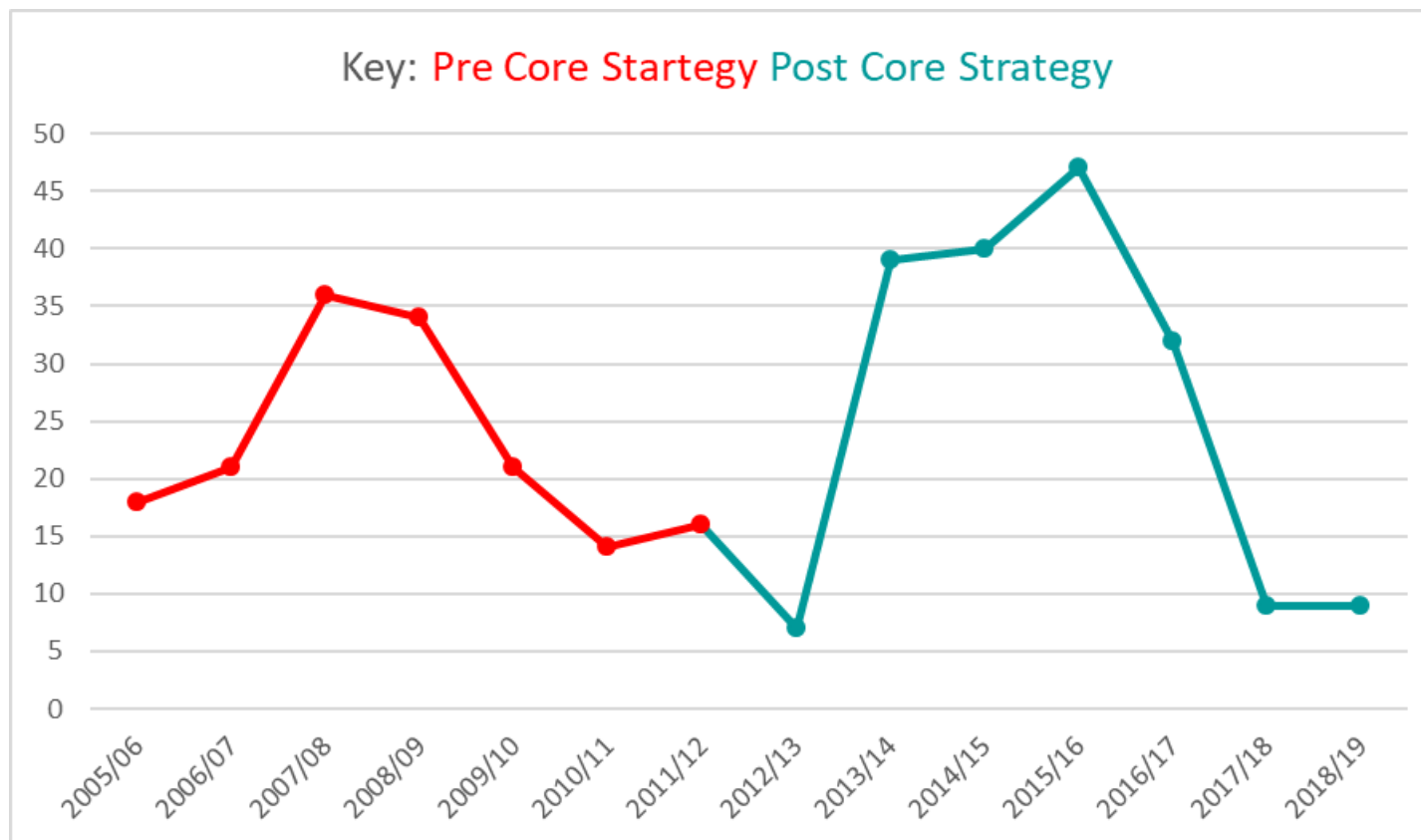
1.4 Figure 2 demonstrates that Worksop has seen a slight decline, and Harworth and Bircotes has experienced a more significant decrease in total housing completions over the period 2018 to 2019. Housing completion numbers in Retford have been steadily decreasing since the 2016/17 monitoring period. However, Worksop and Retford continue to perform well despite a slight decline in housing delivery. Housing delivery in Harworth and Bircotes is mostly reliant on one large brownfield site (former Harworth Colliery). Large brownfield sites tend to be more complex and take longer to build out.

Local Service Centres: Carlton, Langold, Tuxford and Misterton

Table 3: Housing completions in local service Centres

	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	Total
Misterton	0	21	27	4	14	7	7	4	7	4	15	12	2	0	124
Langold/ Hodsock	1	0	6	8	0	1	1	0	29	31	31	8	1	0	117
Tuxford	13	0	2	3	3	5	8	2	2	2	1	10	6	5	62
Carlton in Lindrick	4	0	1	21	4	1	0	1	1	3	0	2	0	4	42
Total	18	21	36	34	21	14	16	7	39	40	47	32	9	9	345

Figure 3: Total housing completions for Local Service Centres



2.1 Figure 3 shows the trend analysis of completions for the local service centres. After the adoption of the Core Strategy in 2011, housing numbers dropped but then begin to increase year on year reflecting the policy approach allowing for moderate residential growth. However, since 2015 there has been a decrease in completions which seem to have remained consistent with the most recent set of data (2018/19).). This suggests a proactive approach is needed in terms of emerging planning policy due to the lack of allocated land. The new Draft Local Plan 2019 will aim to encourage rural growth in both housing and employment in order to create an economically competitive and attractive place to live District wide.

Rural Service Centres

Table 4: Housing Completions in the Rural Service Centres

Settlement	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	Total
Beckingham	0	1	2	1	4	10	12	4	1	2	2	2	0	2	43
Blyth	3	0	4	2	1	0	4	0	2	0	1	1	1	5	24
Clarborough/ Welham	7	0	0	0	0	0	1	0	0	1	2	0	3	0	14
Cuckney	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dunham on Trent	0	0	0	1	5	1	1	6	0	2	0	0	0	0	16
East Markham	3	1	2	0	0	5	1	0	4	3	1	3	10	9	42
Elkesley	0	1	0	0	0	1	2	2	1	0	0	0	0	0	7
Everton	4	0	3	4	5	0	4	8	3	1	0	6	6	3	47
Gamston	0	1	0	0	0	0	2	0	0	0	0	1	0	0	4
Gringley on the Hill	8	0	1	0	0	0	20	8	9	13	26	4	0	1	90
Mattersey	0	0	2	3	0	0	1	0	0	1	1	2	0	4	14
Misson	3	3	3	3	2	0	0	1	1	0	2	1	0	0	19

Rural Service Centres

Table 5 Continued: Housing Completions in the Rural Service Centres

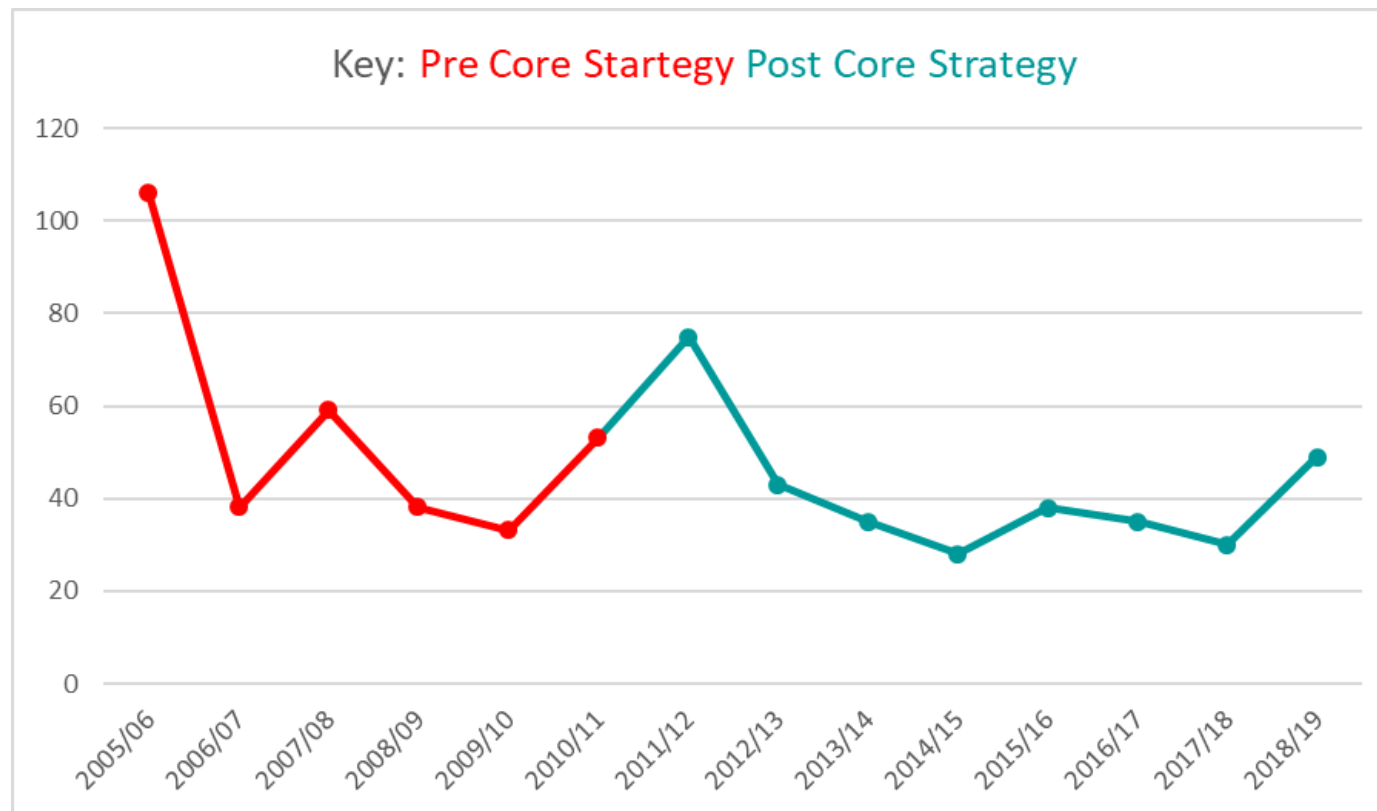
Settlement	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	Total
<i>Nether Langwith</i>	1	1	1	1	0	0	2	0	0	0	0	0	0	0	6
<i>North Leverton</i>	52	26	15	7	3	4	4	4	4	2	1	4	3	0	129
<i>North /South Wheatley</i>	2	1	4	0	5	4	3	1	1	3	0	4	0	0	28
<i>Rampton/ Woodbeck</i>	0	0	0	0	1	1	4	0	1	0	1	3	2	5	18
<i>Ranskill</i>	1	2	13	9	4	17	7	1	0	0	0	1	2	13	70
<i>Sturton le Steeple</i>	0	1	4	0	1	1	4	0	1	0	1	1	1	0	15
<i>Sutton cum Lound</i>	0	0	2	0	1	0	3	3	7	0	0	0	2	1	19
<i>Walkeringham</i>	22	0	3	7	1	8	0	5	0	0	0	2	0	6	54
Total	106	38	59	38	33	53	75	43	35	28	38	35	30	49	660

3.1 Settlements classified as 'Rural Service Centres' feature in the table above. Geographically these higher completions are spread across the rural service centres in the North West in Ranskill and down the South Eastern side in East Markham of Bassetlaw. There are 10 (50%) rural service centres out of 20 with zero completions in this monitoring period.

Trend Analysis of Annual Completions in Rural Service Centres

3.2 The table below shows the trend for the total amount of completions for the Rural Service Centres over the last fifteen 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, mainly due to development 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. The recovery is largely due to greater build numbers in Gringley on the Hill focused on one large site, as the other settlements have completions based mostly on windfall sites. Compared to the 2017/18 monitoring period, completion numbers have jumped by 63%, reflecting the emerging policy commitment in the new Draft Local Plan 2019 to support sustainable housing growth in rural Bassetlaw.

Figure 4: Housing Completions in the Rural Service Centres



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.

Table 6: Bassetlaw past Housing Completions

Period	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	4
2016/17	462	332*	-130	-126
2017/18	551	281*	-270	-192**
2018/19	434	306*	-128	-524**

* The housing target in years 2015 to 2018 accord with the Housing Delivery Test Measurement Rule Book⁴

** The Standard Method has subsequently been adopted, in accordance with the NPPF and Housing and Economic Needs Assessment PPG⁵. 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.

2.1 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 onwards 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 (321 dwellings per annum) to take into consideration the Governments objective of delivering 300,000 dwellings per annum.

Table 7: Five year local housing need target

HOUSING REQUIREMENT 2019-2024	Annual (dwellings)	TOTAL
5 year housing requirement (5 x 306)	306	1530
Basic Housing Target + Under Delivery (0***)	306	1530
5 year housing target plus 5% (NPPF buffer)	321	1607
TOTAL FIVE YEAR HOUSING TARGET	321	1607

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

⁴ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

⁵ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

2.2 The total number of deliverable dwellings over the five-year period (2018 to 2023) at 1st April 2018 is 3232. In terms of the five year housing land supply for Bassetlaw over the period 1 April 2018 to 31 March 2023, the district has 10.6 years supply. This includes the requirement for a 5% buffer, in accordance with the NPPF and PPG⁶

Table 8: Current housing supply

Current Available Housing Supply		
Housing Land Supply 01 April 2019 (dwellings)		3232
Housing Land Supply (in Years)	Basic Target	10.6 Years
	Basic Target + Under Delivery	10.6 Years
	Total Housing Supply (with 5% Buffer)	10.1 Years
Housing Target Available Buffer		111.2 %
Surplus (dwellings)		+1626

2.3 In relation to the above housing requirement, the Council currently has a deliverable supply of 3232 dwellings over the forthcoming five year period, which equates to a 10.6 year supply when assessed against the total five year housing target of 1,607 dwellings. This supply can also be seen as a total housing supply with a 111.2% 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 1626 dwellings.

Five year housing land supply

2.4 Various factors contributed towards the Council's under delivery of housing in recent years. However, the revised Local Housing Need figure, in conjunction with the NPPF's requirement (Paragraph 73c) for the Council to apply a 5% buffer, makes for a significant contrast in the housing figures compared to previous years. Supply has increased significantly, equating to 7.9 years at April 2019.

⁶ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Paragraph 65 of the NPPF states that housing policies should not be considered up-to-date when a full five year supply of deliverable housing sites cannot be demonstrated. 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

3.1 In total there have been 65 affordable housing completions over the monitoring period 2018/19, spread across four sites. This is an increase to last year's completions for affordable housing is, as there is a general spread across a few locations rather than just two sites. In this monitoring report, it was decided that affordable housing commitments will not be monitored due to the restricted availability of statistics.

3.2 The tables below details the number of affordable housing completions for the monitoring period 2018/19. Most of the 65 completed are situated in Harworth as part of a larger development. Though there are also completions in Worksop and Retford as well. The lack of affordable housing elsewhere and the low trajectory reflects the difficulties the Council faces in meeting its affordable housing targets.

Table 9: List of affordable housing completions

Completion Date	Permission Reference	Address	Settlement	House Number	No. of Beds	Tenure Status	House Type
09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, Sparken Hill	Worksop	44	3	Starter Tenancy	Semi
09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, Sparken Hill	Worksop	42	3	Starter Tenancy	Semi
09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, Sparken Hill	Worksop	39	3	Starter Tenancy	Semi
09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, Sparken Hill	Worksop	26	3	Starter Tenancy	Semi
09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, Sparken Hill	Worksop	24	3	Starter Tenancy	Semi

09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, Sparken Hill	Worksop	22	3	Starter Tenancy	Semi
09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, Sparken Hill	Worksop	51	2	Starter Tenancy	Semi
09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, Sparken Hill	Worksop	53	2	Starter Tenancy	Semi
09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, Sparken Hill	Worksop	55	2	Starter Tenancy	Semi
09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, parken Hill	Worksop	57	2	Starter Tenancy	Semi
09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, Sparken Hill	Worksop	59	2	Starter Tenancy	Semi
09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, Sparken Hill	Worksop	61	2	Starter Tenancy	Semi
09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, Sparken Hill	Worksop	30	3	Assured	Semi
09/2018	15/00557/RSB	Land At Former Portland School, Henry Close, Sparken Hill	Worksop	28	3	Assured	Semi
09/2018	15/00557/RSB	Land At Former Portland School, Scholars Place, Sparken Hill	Worksop	44	2	Assured	Detached
09/2018	15/00557/RSB	Land At Former Portland School, Scholars Place, Sparken Hill	Worksop	42	2	Assured	Detached
02/2019	13/01025/RES	Land West Of Ashford Court, West Hill Drive	Retford	42	2	Assured	Bungalow
02/2019	13/01025/RES	Land West Of Ashford Court, West Hill Drive	Retford	40	2	Assured	Bungalow
02/2019	13/01025/RES	Land West Of Ashford Court, West Hill Drive	Retford	38	2	Assured	Bungalow

Table 9: List of affordable housing completions continued

Completion Date	Permission Reference	Address	Settlement	House Number	No. of Beds	Tenure Type	House Type
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	37	2	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	36	2	Shared Ownership	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	35	2	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	34	2	Shared Ownership	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	33	2	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	32	2	Shared Ownership	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	31	2	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	30	2	Shared Ownership	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	29	2	Shared Ownership	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	28	2	Assured	Bungalow
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	27	2	Shared Ownership	Bungalow
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	26	2	Assured	Bungalow
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	25	2	Shared Ownership	Bungalow
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	24	2	Assured	Bungalow

Table 9: List of affordable housing completions continued

Completion Date	Permission Reference	Address	Settlement	House Number	No. of Beds	Tenure Type	House Type
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	24	2	Assured	Bungalow
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	23	2	Shared Ownership	Bungalow
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	22	2	Assured	Bungalow
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	21	2	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	20	2	Assured	Bungalow
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	19	2	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	18	2	Assured	Bungalow
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	17	2	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	16	2	Assured	Bungalow
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	15	2	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	14	3	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	13	3	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	12	3	Assured	Semi

02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	11	3	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	10	3	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	9	3	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	8	3	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	7	3	Shared Ownership	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	6	3	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	5	3	Shared Ownership	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	4	3	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	3	3	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	2	3	Assured	Semi
02/2019	15/01309/FUL	Land At Scrooby Road, Well Hill Drive	Harworth	1	3	Assured	Semi
03/2019	13/00793/FUL	Land at Plumtree Farm, President Place	Harworth	77	3	Assured	Semi
03/2019	13/00793/FUL	Land at Plumtree Farm, President Place	Harworth	75	3	Assured	Semi
03/2019	13/00793/FUL	Land at Plumtree Farm, President Place	Harworth	73	3	Assured	Semi
03/2019	13/00793/FUL	Land at Plumtree Farm, President Place	Harworth	55	2	Assured	Semi

Completion Date	Permission Reference	Address	Settlement	House Number	No. of Beds	Tenure Status	House Type
03/2019	13/00793/FUL	Land at Plumtree Farm, President Place	Harworth	53	2	Assured	Semi
03/2019	13/00793/FUL	Land at Plumtree Farm, President Place	Harworth	51	2	Assured	Semi
03/2019	13/00793/FUL	Land at Plumtree Farm, President Place	Harworth	49	2	Assured	Semi
03/2019	13/00793/FUL	Land at Plumtree Farm, President Place	Harworth	47	2	Assured	Semi
03/2019	13/00793/FUL	Land at Plumtree Farm, President Place	Harworth	45	2	Assured	Semi
			TOTAL COMPLETIONS: 65				

Indicator H5: Number of houses permitted outside development boundaries

◇ Data Source: Bassetlaw District Council Monitoring and Research

◇ This indicator highlights the number of dwellings permitted outside the development boundary in order to ascertain the effectiveness of the Core Strategy in preventing permissions outside of these boundaries

Table 10: Number of houses permitted outside development boundaries

Reference	Settlement	Location	Number of dwellings	Status
18/00127/RES	Barnby Moor	Land off The Drive	1	Permitted
18/00361/RES	Beckingham	Land off Station Road	24	Permitted
18/00362/RES	Beckingham	Land to the North of Station Road	41	Permitted
17/01529/FUL	Blyth	Land to the South of Police House	10	Permitted
18/00644/RSB	Blyth	Norton, Harworth Avenue	0* (Replacement)	Permitted
18/00760/PDN	Blyth	Park Farm, High Street	2	Permitted
18/00342/OUT	Blyth	Woodlea, 55 Bawtry Road	10	Permitted
18/01289/FUL	Blyth	Jubilee Farm, Retford Road	1	Permitted
18/00538/FUL	Carlton in Lindrick	Field House Farm, Church Lane	2	Permitted
18/01148/FUL	Carlton in Lindrick	Land East of Doncaster Road	151	Permitted

Table 10: Number of houses permitted outside development boundaries continued

Reference	Settlement	Location	Number of dwellings	Status
18/00127/RES	Barnby Moor	Land off The Drive	1	Permitted
18/01169/PDN	Clarborough/ Welham	The Cart Shed, Clarborough Grange Farm	1	Permitted
18/00093/RES	East Markham	Land At Rachel, Top Cart Gaps	1	Permitted
18/00252/RES	East Markham	Plot 6, Beckland Hill	1	Permitted
18/00265/RSB	East Markham	Plot 7, Beckland Hill	1	Permitted
18/00423/RES	East Markham	Plot 4, Beckland Hill	1	Permitted
18/00894/RSB	East Markham	Plot 3, Beckland Hill	1	Permitted
18/00918/RES	East Markham	Plot 5, Beckland Hill	1	Permitted
18/01187/RES	East Markham	Plot 8 & 9, Beckland Hill	2	Permitted
18/00812/FUL	Everton	Land West Of Corner Farm, Bawtry Road	9	Permitted
18/00809/FUL	Grove	Agricultural Building At Blacksmiths Cottage, Main Street	1	Permitted
18/00750/FUL	Harworth/ Bircotes	Hawthorns Bungalow, Bawtry Road	1	Permitted
18/01296/FUL	Haughton	Decoy House, Walesby Road	1	Permitted

Table 10: Number of houses permitted outside development boundaries continued

Reference	Settlement	Location	Net Number of dwellings	Status
15/01605/OUT	Hodsock/ Langold	Land to North and West of Chestnut Road	300	Permitted
17/01462/OUT	Hodsock/ Langold	Land East of Doncaster Road	165	Permitted
18/01325/FUL	Lound	22 Town Street, Lound	1	Permitted
18/00136/RES	Mattersey	OS field 6346, Thorpe Road	3	Permitted
18/01074/FUL	Mattersey	Land at Laurels farm, Main Street	5	Permitted
18/01416/FUL	Mattersey Thorpe	Mattersey Grange Farm, Broomfield Lane	3	Permitted
18/01521/FUL	Mattersey Thorpe	Manor Farm, Brecks Lane	4	Completed
17/01505/OUT	Misson	Land Adjoining Delfin Cottage, Slaynes Lane	1	Permitted
18/00056/FUL	Misterton	Land adjacent 29 Gringley Road	2	Permitted
18/00366/RSB	Normanton On Trent	Land North of Normanton Village, Fledborough Road	1	Permitted
18/01211/RES	Normanton On Trent	Land adjacent to Holly Crest, Brots Road	4	Permitted
18/00690/RSB	North Leverton	The Cottage, Main Street	8* (One dwelling is replacement)	Permitted

Table 10: Number of houses permitted outside development boundaries continued

Reference	Settlement	Location	Net Number of dwellings	Status
18/01077/RES	North Leverton	Land at Olinda, Southgore Lane	13	Permitted
18/01369/FUL	North Leverton	The Old Plough (Plot 2), Main Street	1	Permitted
18/00448/OUT	North Wheatley	Land to the Rear of Whitegates, Top Pasture Lane	6	Permitted
19/00218/RSB	Ragnall	Land adjacent to Briar Lane, Main Street	2	Permitted
18/01110/FUL	Rampton	Land to the South of Treswell Road	9	Permitted
16/01323/OUT	Ranskill	Folly Nook House and Land to the Rear, Folly Nook Lane	TBD	Permitted
14/00503/OUT	Retford	Land West of Tiln Lane	175	Permitted
15/00495/RSB	Retford	Land to the Rear 17 Durham Grove	10	Permitted
18/00427/PDN	Retford	Barns at White House Farm, Grove Lane	1	Permitted
18/00141/FUL	Retford	Land adjacent 17 Durham Grove	4	Permitted
18/00648/RES	Shireoaks	Wood End Farm, Coach Road	73	Permitted
18/00627/RES	Sturton-Le-Steeple	Land North West of Blacksmiths Arm Cottage, Cross Street	7	Permitted

Table 10: Number of houses permitted outside development boundaries continued

Reference	Settlement	Location	Net Number of dwellings	Status
18/00195/PDN	Styrrup/Oldcotes	Harworth House, Harworth Industrial park, Blyth Road	94	Permitted
18/01232/RSB	Sutton cum Lound	Plots 6 and 7, Land off Mattersey Road and Lound Row Road	2	Permitted
18/01633/FUL	Torworth	Barn 1 Manor Farm, Great North Road	1	Permitted
18/01466/RSB	Tuxford	Land Adjacent To Hope Cottage, Blenheim Avenue	1	Permitted
17/01553/COU	West Drayton	Markham Moor House, Old London Road	2	Permitted
			TOTAL: 1162	

4.1 A total of 1162 dwellings were permitted outside of settlement development boundaries over the period 1 April 2018 to 31 March 2019. The completions are spread throughout the district and some from previously agreed applications. The Council has plans to introduce a more thorough monitoring system in the rural area. This is due to the fact that the emerging Draft Local Plan 2019 has ambitions to drive growth in Rural Bassetlaw.

4.2 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.

1.1 Progress of economic development against the employment targets set out in the Core Strategy Policies over the period 1 April 2018 to the 31 March 2019 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 website⁷

Table 11: B1, B2, B8 Use class Commitments 2018/19

2018/19 App. Ref.	Address		Class (msq)		Total Site Area (ha)	Development Status
		B1	B2	B8		
15/01477/OUT	Land North of Thievesdale Lane and West of Blyth Rd, Worksop	22,668	-	5574	17.80	Committed
17/00931/FUL	Land Adjacent to Bellmoor Farm Lound Low Road Sutton cum Lound, Retford	60.8	-	-	0.60	Committed
18/00026/FUL	Schutz UK Ltd Claylands Ave Worksop Notts	-	2100	-	6.67	Committed
18/00408/FUL	Plots 3 and 4 Randall Park Way Trinity Business Park, Retford	-	3268.8	-	0.782	Committed
18/00015/FUL	Site at Bellmoor Quarry Lound Low Rd Treswell Retford	652	-	2745	2.21	Committed
18/00029/FUL	Land at the east and south of Corner Farm Sturton Rd South Wheatley Notts	121.3	-	-	0.327	Committed

⁷ www.bassetlaw.gov.uk

18/00916/FUL	Intake Substation Rampton Hospital Retford Rd Woodbeck	40	-	-	0.0023	Committed
18/00985/FUL	65 Retford Rd Worksop S80 2PU	305	-	-	0.0199	Committed
18/01097/FUL	Sismatico Uk Ltd Plumtree Industrial Estate Bawtry Rd Harworth	-	753.3	-	0.3252	Committed
18/01107/RSB	Bolham Lane Business Park , Bolham Lane Retford DN22 6SU	TBD	TBD	-	0.88	Committed
18/00887/FUL	Land North East of Ploughmans Cottage Retford Rd North Wheatley Notts	48	-	1175	0.45	Committed
18/00830/FUL	Farleys Farm Ollerton Road Tuxford	-	-	TBD	6.00	Committed
18/01095/FUL	Sismatico Uk Ltd Plumtree industrial estate Bawtry Rd Harworth	-	220	-	0.3252	Committed
18/00694/FUL	Former Oakite Site West Carr Road Retford Notts	280	-	-	0.732	Committed
18/01093/OUT	Carlton Forest, Quarry and Landfil Site, Blyth Road, Worksop	TBD	TBD	TBD	2.4	Committed
18/01255/COU	Jubilee Farm Retford Road Blyth Worksop	112	-	-	0.42	Committed
18/00737/OUT	Land off the A57 Worksop Bypass Manton Wood Worksop	TBD	TBD	TBD	25.70	Committed
18/01408/RSB	The Hollow Gainsborough Road Everton	TBD	TBD	-	0.24	Committed
17/01239/RSB	Land at Elmwood Lodge Sundown Adventureland Rampton Road Treswell	TBD	-	-	5.80	Committed
18/01181/FUL	Land at Industrial Estate Harrison Drive Langold	368	-	-	0.14	Committed

Table 11: B1, B2, B8 Use class Commitments 2018/19 continued

2018/19 App. Ref.	Address		Class (msq)		Total Site Area (ha)	Development Status
		B1	B2	B8		
15/01037/FUL	Welbeck Colliery Budby Road, Cuckney	12700	-	-	29.70	Committed
14/00213/OUT	Land South of Gateford Road, Worksop	19000	-	-	18	Committed
16/00986/FUL	Universal Coatings UK Ltd, Station St, Misterton	-	1491	-	0.02	Committed
17/01195/COU	Quantum Farm Infield Lane, North Leverton	-	-	1443	1.1	Committed
17/01369/COU	13 Howbeck Lane, Clarborough	-	2.04	-	0.00024	Committed
17/01713/COND	Wheatley Wood Farm House Wood Lane, North Wheatley	1770	-	1050	0.75	Committed
16/00403/CDM	MBA Polymers UK Ltd Sandy Lane, Worksop	-	170	-	4.20	Committed
09/05/00002	Bevercotes Colliery, Bothamsall	TBD	TBD	TBD	43	Committed
18/00446/FUL	Land East of shooting range, north of Whitewater Lane, Blyth	340	-	-	14	Committed
	TOTAL:	5.85 (ha)	0.80 (ha)	1.2 (ha)		
	IDENTIFIED COMMITTED LAND TOTAL:	7.95 (ha)				
		35.91 (ha)	25.06 (ha)	30.9 (ha)		
	OVERALL TOTAL LAND COMMITTED:		91.97 (ha)			

Table 12: B1, B2, B8 Use class Completions 2018/19

2018/19 App. Ref.	Address		Class (ha)		Development Status
		B1	B2	B8	
16/00838/FUL	Land at Junction of Dales Lane, Misson	0.96	-	-	Completed
18/00015/FUL	Site at Bellmoor Quarry, Lound Low Road, Sutton cum Lound	2.21	-	-	Under Construction
18/01181/FUL	Land at Industrial Estate, Harrison Drive, Langold	0.04	-	-	Under Construction
17/00420/RES	Former Vesuvius Works Sandy Lane, Worksop	-	22	-	Under Construction
17/01025/FUL	City Electrical Factors Ltd Vulcan Place, Worksop	-	0.11	-	Completed
18/00019/FUL	Shell Services A1 Markham Moor Roundabout markham Moor, East Markham	-	0.05	-	Completed
17/00982/FUL	White Gates Cattery, Whitegates Farm Blyth Road, Ranskill	-	0.0003	-	Completed
18/00026/FUL	Claylands Ave, Worksop	-	0.21	-	Completed
18/00408/FUL	Plots 3 and 4 Randall Park Way Trinity Business Park, Retford	-	0.08	-	Under Construction
18/01091/COU	Land to the east of Kybotech Claylands Ave, Worksop	-	1.23	-	Under Construction
18/01095/FUL	Sismatico UK Ltd Plumtree Ind Bawtry Road, Harworth	-	0.33	-	Completed
17/01389/RSB	Four units at Hallcroft Ind Estate, Hallcroft Rd, Retford	-	-	3.38	Completed

17/01086/COU	Unit B2a Lords Wood Road, Harworth	-	-	0.1	Completed
17/00615/OUT	Plot 1 Symmetry Park Blyth Road, Worksop	-	-	0.25	Under Construction
17/00083/COND	Land off A57 Manton Wood, Worksop	-	-	25	Under Construction
16/01444/FUL	The Roses Complex, Worksop Road, Holbeck	-	-	0.21	Completed
	TOTAL:	3.21 (ha)	24.01 (ha)	28.94 (ha)	
	TOTAL LAND COMPLETED:		56.16 (ha)		

1.2 The information in the above tables shows that 91.97ha of land was committed in the monitoring period, whilst a total of 56.16 ha was developed for economic purposes.

1.3 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.

Indicator E1a: Total Land Developed for Economic Purposes in the past twelve years

◇ Data Source: Bassetlaw District Council Monitoring and Research

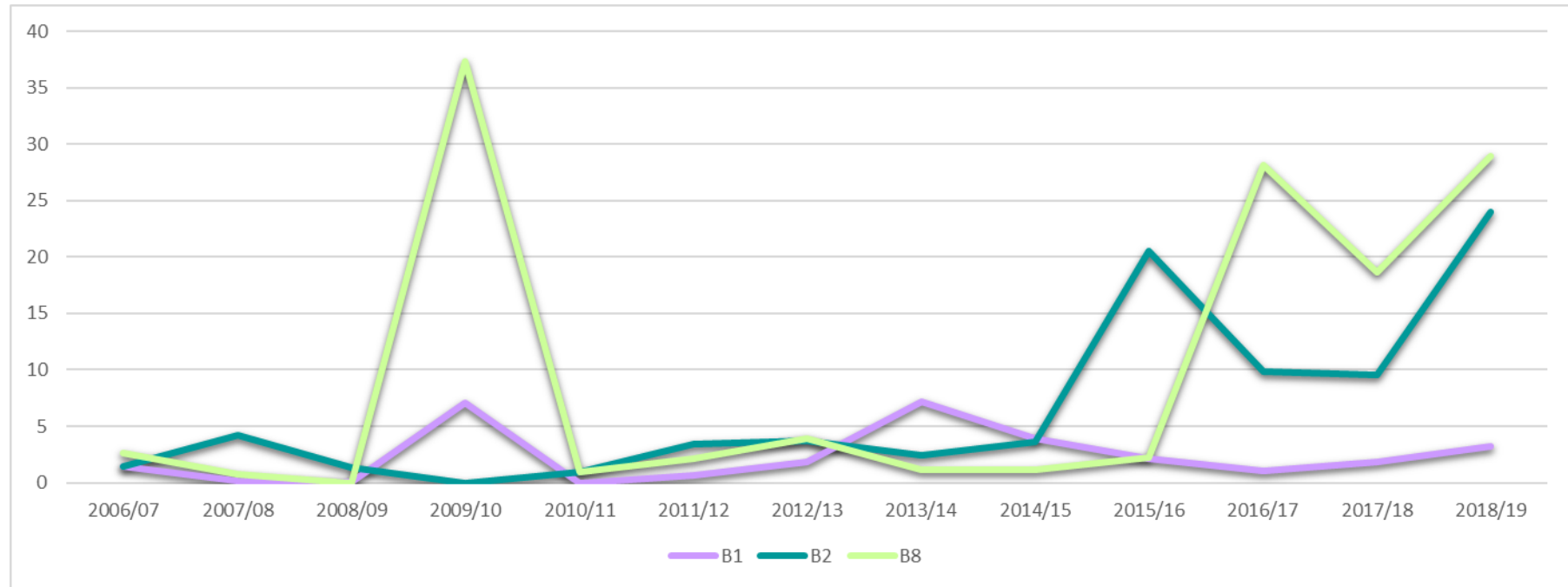
◇ This indicator is a summary of the amount of land completed for employment/economic purposes throughout the past twelve years. The table and graph below shows the annual completions for employment/economic purposes per year since 2006. Due to an improved monitoring framework previous data has been updated to reflect changes.

Table 13: Total Land Developed for Economic Purposes broken down by use class in the past twelve years

<i>Total Land Developed (ha)</i>	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	TOTAL (ha)
B1	1.46	0.16	0.06	7.1	0	0.61	1.87	7.17	3.91	2.11	1	1.82	3.21	30.48
B2	1.48	4.22	1.35	0	0.98	3.37	3.69	2.47	3.61	20.53	9.83	9.56	24.01	85.1
B8	2.65	0.78	0	37.31	0.93	2.17	3.87	1.11	1.15	2.26	28.1	18.63	28.95	127.91

2.1 The information in the above table shows that land developed for B2 class has increased by 151%. Similarly land developed for B8 class also saw a large increase by 55% in this monitoring period.

Figure 5: Total Land Developed for Economic Purposes in the past twelve years



2.3 As it is evident on Figure 5, there was a significant rise in land developed for Class B8 economic use. This was due to the completion of the B&Q distribution center off the A57 at Manton Wood. In 2015/16 there is a rise in land developed for B2 class use and a year later the same pattern repeats in the B8 use class group. This is due to the fact that development south of Harworth Colliery in Harworth began in the 2015/16 monitoring period contributing to the upward trend.

Indicator TC1 and TC2: Land developed/granted planning permission for retail purposes

◇ Data Source: Bassetlaw District Council Monitoring and Research

◇ These indicators monitor new floor space for convenience and comparison goods (commitments)

Table 14: New retail floors pace

Settlement	Application Reference	Location	Description	Floor space (m2)
Markham Moor	18/00135/FUL	Great North Road	Carry out external alterations to former little chef, erect single storey extension and drive through lane	314
Retford	18/00685/FUL	Asda on Wharf Road	Erect Six Car Parking Cameras	12
Sutton cum Lound	18/00679/FUL	The Gate Inn , 40 Town Street	Extension to Restaurant Kitchen	6
Misterton	18/00461/FUL	Former Cooperative Society, 31 High Street	Change of Use from Class B1 Office to a flexible A1 shop, A2 financial , A3 café/restaurant and D1 non res use	62
Worksop	18/01149/PDN	131 Newcastle Avenue, Worksop	Notification for prior approval for a change of use of ground floor from A1 to A3 class use (café)	96
Langold	18/00865/COU	Shop adjacent The Corner Pocket	Change of Use From Retail to Class A3 (cafe) and Class A4 (bar)	32

Table 14: New retail floors pace continued

Settlement	Application Reference	Location	Description	Floor space (m2)
Langold	17/01661/FUL	Thandi Supermarket Doncaster Rd	New shop front, removal of external rear staircase and erect enclosed one, ground floor rear extension and fencing	159.4
Misson	18/00204/FUL	Land at Misson Springs Cottage Springs Road	Positioning of welfare cabin	11
Worksop	18/00360/FUL	Ital Ceilings, Lead Hill	Conversion of existing building into 3 units for animal care, grooming and hydrotherapy	260
East Markham	18/00287/FUL	Pinfold House, Plantation Road	New village shop, attached to existing house with car parking	15
South Leverton	18/00359/FUL	The Plough Inn, Town St	Erect single storey rear extension to existing domestic kitchen	900
Retford	18/00466/FUL	Unit 12, London Road Business Park Thrumpton Lane	Change of Use from Industrial Unit to Pet Supply Store, Erect Security gates and height barrier	223
Worksop	18/00398/COU	11 Gateford Road	Change of Use from Café to massage salon and separate access staircase to first floor flat	62
South Wheatley	18/00029/FUL	Land at the east and south of Corner Farm Sturton Rd	Change of use of Agricultural Buildings to A3 and B1 Class Uses	117

Table 14: New retail floors pace continued

Settlement	Application Reference	Location	Description	Floor space (m2)
Worksop	18/00932/FUL	Quorn House 50 Watson Road	Erect single storey rear extension, carry out renovations and alterations to existing office building	232
Worksop	18/00853/COU	170 Kilton Road	Retain Change of Use from A1 shop to SUI Generis Car sales with car sales office and tanning salon	162
Worksop	18/01098/FUL	35 Chatsworth Road	Change of use from domestic garage/store to Nail, Lash and Brow salon and erect pitched roof to replace existing flat roof	15
Worksop	18/01091/COU	Land to the east of Kybotech Claylands Ave	Change of use to allow B2 and B8 use with ancillary B1 and Ancillary Retail use	12300
Everton	18/01153/FUL	The Hollow Old Gainsborough Road	COU to mixed site use comprising existing bungalow and proposed single storey detached building to provide boarding facilities for cats	134
Worksop	18/00866/RES	Former Vesuvius Works Sandy Lane	Reserved Matters Application to seek approval for landscaping, appearance, layout and scale. Mixed use regeneration including offices, light ind, storage, foodstore, hotel petrol station safeguarding	6860
Rhodesia	18/01080/RES	Land adjoining High Grounds Rd	Res Matters App in respect of the scale appearance and landscaping pursuant to outline planning permission 17/01243/OUT for the erection of 4 retail units, 82 bedroom hotel and pub etc	1080

Table 14: New retail floors pace continued

Settlement	Application Reference	Location	Description	Floor space (m2)
Worksop	18/01200/FUL	Bargain Bikes, rear of 19 Bridge Place	Erect two storey side and first floor extension to shop	25.1
TOTAL:				23077.5 m2 2.38 ha

Summary for Town Centre Indicators

3.1 Overall 23,077.5 m2 of land developed/granted planning permission for retail purposes was granted in Bassetlaw in the 2018/19 monitoring period. 41% of commitments recorded was in the settlement of Worksop.

3.2 Worksop, Harworth, Langold 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.

3.3 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.

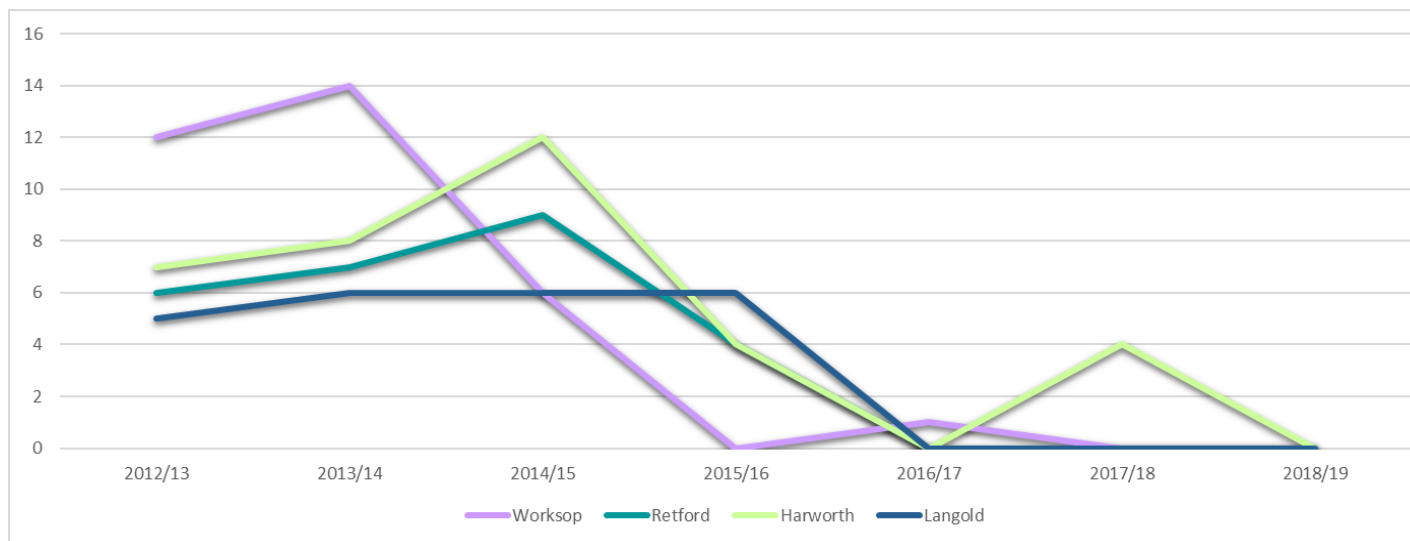
Indicator TC3: Number new of non-retail uses along primary shopping frontages

◇ Data Source: Bassetlaw District Council Monitoring and Research

Table 15: New non-retail uses along primary shopping frontages per year

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Worksop	12	14	6	0	1	0	0
Retford	6	7	9	4	0	0	0
Harworth	7	8	12	4	0	4	0
Langold	5	6	6	6	0	0	0

Figure 6: Comparison of four settlements and the new non-retail uses for primary shopping



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

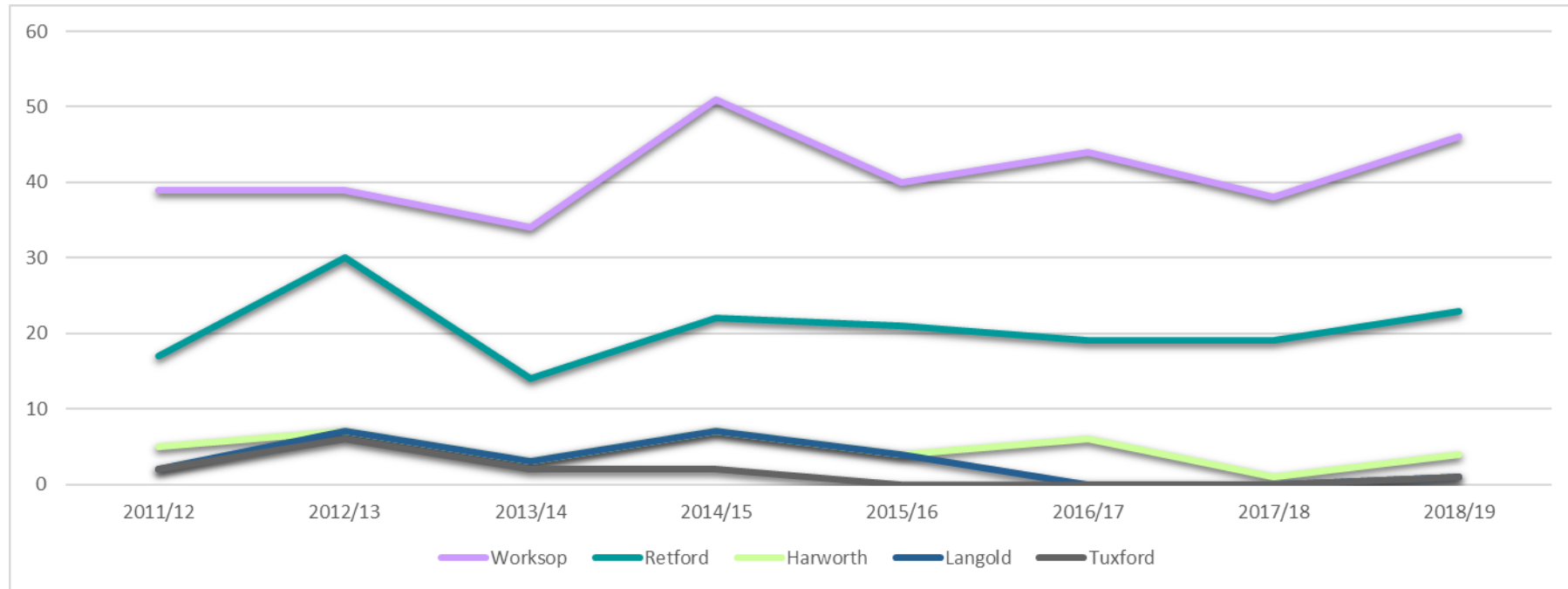
◇ Data Source: Bassetlaw District Council Monitoring and Research

◇ The number of vacant retail units within the identified town centres and local centre boundaries across the district as of 1st April, 2018 - 31st March, 2019.

Table 16: Number of vacant retail units within the identified town centres and local centres boundaries

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Worksop	39	39	34	51	40	44	38	46
Retford	17	30	14	22	21	19	19	23
Harworth	5	7	3	7	4	6	1	4
Langold	2	7	3	7	4	0	0	1
Tuxford	2	6	2	2	0	0	0	1

Figure 7: Trends for vacant retail units on the high street



4.1 The table and figure above shows how the vacant retail units for the five town centres over the last eight years. All settlements have seen an increase in numbers, especially Workop. 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.

4.2 Overall the trend has increased marginally, meaning that more attention should be placed on the potential regeneration of town centres and local service centres in the future.

Indicator TC5: Retail Development outside settlement boundaries

◇ Data Source: Bassetlaw District Council Monitoring and Research

Table 17: Retail outside of development boundaries

Settlement	Location	Type of Development/Facility	Size (m2)
Markham Moor	Great North Road	Carry out external alterations to former little chef, erect single storey extension and drive through lane	314
Misson	Land at Misson Springs, Cottage Springs Road	Positioning of welfare cabin	11
South Wheatley	Land at the east and south of Corner Farm Sturton Rd	Change of use of Agricultural Buildings to A3 and B1 class uses	117
Everton	The Hollow Old, Gainsborough Road	Change of Use to mixed site use	134
		TOTAL: 576 m2	

5.1 A total of four retail developments of varying types/uses were granted permission during the monitoring period 2018/19. This is a decrease from the previous monitoring period. Compared to last year's shift towards retail preference being on large retail park style sites; in this monitoring period applications that were seeking change of use/conversions were dominant outside the development boundaries.

Section 3

The effectiveness of the Development Management Policies

Indicator DM6: Gypsies, Travellers and Travelling Showpeople

◇ Number of permanent and transit pitches for Gypsies and Travellers

1.1 There is a Gypsy and Traveller Accommodation Assessment (GTAA) published 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

Table 18: Amount of allocated, existing or vacant employment land lost to non-economic uses (ha)

Appeal/ Planning Ref.	Settlement	Previous Use	Proposed Use	Land lost to non-economic use (ha)
18/00837/FUL	Worksop	Pub	Car Park	0.25
18/01028/FUL	East Markham	Vehicle Repair Shop	Domestic Use	0.05
18/01189/FUL	North Wheatley	1st floor Office	Residential	0.05
18/01374/DEM	Retford	Spar Convenience Store	-	0.1
				TOTAL: 0.45 ha

Indicator DM11: Developer contributions and infrastructure provision

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

1.1 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.

1.2 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).¹

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

1.4 Neighbourhood Planning

Where a Neighbourhood Plans is in place the 'meaningful proportion' will rise to 25% with no maximum cap specified. There are now 13 Neighbourhood Development Plan that are in place (*at the time of writing the report):

- ◇ Carlton in Lindrick: adopted/made 21st February 2019
- ◇ Clarborough and Welham: adopted/made 2nd February 2017
- ◇ Cuckney, Norton, Holbeck and Welbeck (CNHW): adopted/made 9th March 2017 (Review in progress)
- ◇ East Markham: adopted/made 26th April 2018
- ◇ Elkesley: adopted/made 12th November 2015 (Review in progress)

- ◊ Harworth: adopted/made 3rd December 2015
- ◊ Headon, Upton, Grove and Stokeham (HUGS): adopted/made 6th September 2018
- ◊ Misterton: adopted/made 5th September 2019
- ◊ Misson: adopted/made 8th September 2017
- ◊ Shireoaks: adopted/made 17th November 2016
- ◊ Sturton, North Leverton and North & South Wheatley: adopted/made 11th February 2016 (Review in progress)
- ◊ Sutton cum Lound: adopted/made 15th February 2018 (Review in progress)
- ◊ Treswell and Cottam: adopted/made 21st February 2019 (Review in progress)
- ◊ Tuxford: adopted/made 10th November 2016 (Review in progress)

1.5 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>)

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 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 Annual Monitoring Report.

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 spend it on their behalf, at the request of the parish/town council. In Worksop and Retford, there a town council is not present; the District Council as charging authority will be responsible for spending this money on local infrastructure.

Table 19: Summary table of the allocation of CIL money for this monitoring period

Overall Summary of CIL transactions 2018-19		
Details	%	£
Total CIL receipts for the monitoring period	5	£2,035,056.28
Total CIL carried over from the previous year		£2,068,549.60
Total CIL expenditure for strategic infrastructure in reported year		£630,742.00
Total amount of CIL applied to administrative expenses pursuant to regulation		£101,752.81
Total CIL expenditure for local infrastructure in reported year		£356,523.12
Total CIL retained at the end of the reported year		£3,014,587.95

Detail of receipts and monies invoiced for see Appendix A ⁸		
Breakdown of Monies for Strategic Infrastructure 2018 - 19		
Details		£
Total CIL receipts for the reported year		£1,576,780.34
Total CIL carried over from the previous year		£1,623,239.83
Total CIL expenditure for the reported year		£630,742.00
Total CIL retained at the end of the reported year		£2,569,278.17

Table 20: Breakdown of monies available for local Infrastructure 2018-19

Breakdown of monies available for local Infrastructure 2018 - 19	
	£
Total CIL receipts for the reported year	£356,523.12
Total CIL carried over from the previous year	£325,948.49
Total CIL expenditure for the reported year	£32,915.36
Total CIL retained at the end of the reported year	£572,387.46

1.6 The detail of receipts and the specific projects can be found in Appendix A of the Bassetlaw CIL Annual Monitoring Report 2019⁹. Strategic CIL monies collected is spent on strategic infrastructure which is identified in the Council's regulation 123 list.

⁸ <https://www.bassetlaw.gov.uk/media/4688/2019-annual-report.pdf>

⁹ <https://www.bassetlaw.gov.uk/media/4688/2019-annual-report.pdf>

