

Bassetlaw Authority Monitoring Report

1st April 2020-31st March 2021



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

1. Introduction

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

1.1 This is the sixteenth Authority Monitoring Report (AMR) prepared by Bassetlaw District Council, covering the period 01 April, 2020– 31 March, 2021. 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.

1.2 The Town and Country Planning (Local Planning) (England) Regulations 2012¹ establishes the parameters of AMR reports, with additional guidance being provided in the 2015 update of the Planning Practice Guidance² which states:

“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, any information collected which relates to indicators in the plan, and any policies which are not being implemented. 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 brought into force, and monitor the provision of housing for older and disabled people. It can help inform if there is a need to undertake a partial or full update of the local plan, when carrying out a review at least every 5 years from the adoption date”.

1.3 The AMR measures various indicators to assess the performance and trends of the individual planning policies set out in the adopted 2011 Core Strategy and Development Management DPD (the ‘Core Strategy’) 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. These policies will enable the delivery of the spatial objectives and long term vision for Bassetlaw District.

Why Monitor?

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

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

¹ The Town and Country Planning (Local Planning) (England) Regulations 2012, Authorities’ Monitoring Reports

<https://www.legislation.gov.uk/ukxi/2012/767/regulation/34/made>

² Planning Practice Guidance on Local Plans – Adoption, monitoring and supplementary planning documents: <https://www.gov.uk/guidance/plan-making>

1.5 Due to an update of the 2012 regulations, an additional section has been added to this version of the AMR which displays information on Neighbourhood Plans and Duty to Cooperate. This information is located in Section 4.

1.6 The AMR is separated into four sections:

- Section 1: Monitoring the progress of the Local Development Scheme
- Section 2: The effectiveness of the Core Strategy Policies
- Section 3: The effectiveness of the Development Management Policies
- Section 4: Additional Monitoring Information

1.7 In accordance with the Local Development Scheme on the Council's website, the Bassetlaw Local Plan is due to be adopted in 2022. Upon adoption the indicators within the AMR will no longer focus on the Core Strategy and will be updated to reflect those identified in the Policy Monitoring Framework of the Local Plan. As a result future iterations of the AMR will begin to reflect these changes.

Executive Summary

Key Points

- Total CIL receipts for 2020/21 will be added upon publication of the annual report.
- From 1st April 2020 to 31st March 2021, 775 (net) new homes were completed in Bassetlaw.
- 14 Neighbourhood Development Plans were made at 31st March 2021.
- At 1st April 2020, Bassetlaw District Council has a deliverable housing supply of 3,189 dwellings over the next 5 years (to 31st March 2025). This equates to 10.5 years supply.
- The number of vacant retail units has decreased by two units in the identified town centres. This figure remains high and follows the nation-wide trends of decreasing footfall on the high street and the continued impacts of Covid-19.
- There are a total of 20 sites designated SSSI in the area of Bassetlaw.

1.8 The key points above highlight some of the headlines figures associated with the 2020/21 AMR. The indicators included in the AMR are 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. Full results for each indicator are reported upon in numerical order throughout the AMR.

2. Progress against the Local Development Scheme

2.1 This section monitors the progress of emerging planning policy over the period 1 April 2020 to 31 March 2021. 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 and those which support their delivery. 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

2.2 A Site Allocations Development Plan Document was expected to accompany the adopted Core Strategy. But in December 2014 the Council withdrew the Development Plan Document because the plan sought to deliver housing targets that were based on the revoked Regional Spatial Strategy. The 2015 Local Development Scheme (LDS) sought to implement a new Local Plan for the District, the Bassetlaw Plan. This LDS was therefore reviewed in 2019, this version LDS can be viewed on the Council's website³.

2.3 In accordance with the 2019 LDS the Council held a Regulation 18 consultation on the draft Bassetlaw Local Plan in January- February 2020. The LDS proposed a Regulation 19 Publication version consultation in August – September 2020. However, the Regulation 18 consultation identified the need for further evidence to be prepared, which was delayed because of the start of the Covid-19 pandemic. As result of the evidence updates, the Council made the decision to prepare a Regulation 18 version of the Local Plan for November 2020. This consultation was held in November 2020- January 2021. Following the consultation and as a result of the high number of responses received, the Council is planning to conduct another focussed Regulation 18 consultation in 2021.

2.4 The Council made the decision in January 2021 to prepare a Regulation 18 Development Plan Document for Worksop Central. This document is being prepared to deliver the growth and regeneration strategy for Worksop town centre and its environs. This consultation is expected to take place in summer 2021.

2.5 Due to the additional consultations and the impact of the Covid-19 pandemic the Council plans to formally update the Local Development Scheme in summer 2021 to reflect the timetable changes required.

³ <https://www.bassetlaw.gov.uk/media/4835/bassetlaw-lds-19-22-final.pdf>

3. The Effectiveness of the Core Strategy Policies

Housing

3.1 Housing development during the period 01 April 2020 to 31 March 2021 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 website⁴.

Indicator H1: Total Housing Completions

This indicator sets out the total housing completions in Bassetlaw from 2006 through to the present monitoring period of 2020/21.

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

3.2 Table 1 below sets out the total housing completions in Bassetlaw from 2006/2007 to this monitoring year 2020/2021. The total housing completions for this monitoring period is 775 dwellings.

Table 1: Net Housing Completions

Period	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	2019 /20	2020 /21
Completions	331	541	359	160	264	303	226	249	241	338	462	551	434	694	775

⁴ <http://publicaccess.bassetlaw.gov.uk/online-applications/spatialDisplay.do?action=display&searchType=Application>

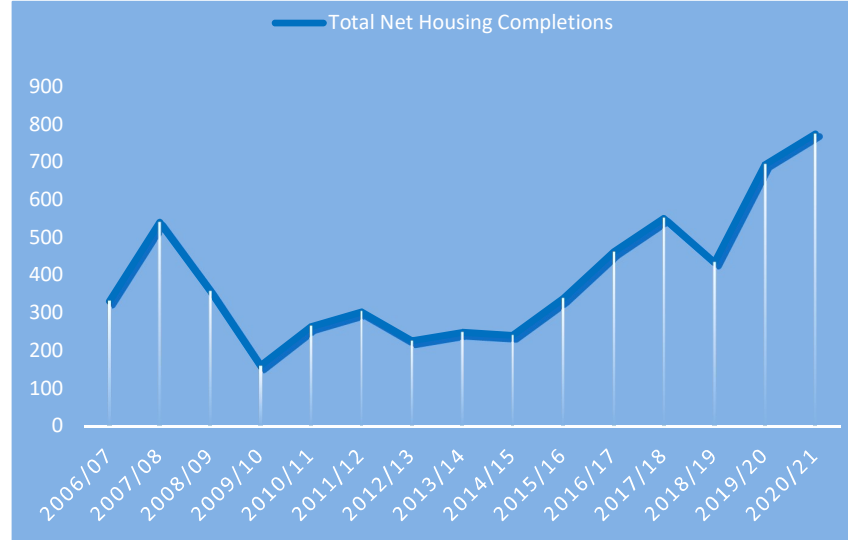


Figure 1: Net housing completions in Bassetlaw

3.3 The net housing completions figure for 2020/21 is 775. This is an increase of 12% on the previous year's (2019/2020) figures, and exceeds the minimum standard method yearly housing need of 288 dwellings. This gives a positive indication of the District meeting its yearly housing requirement identified in the emerging Local Plan. Due to the current adopted plan being over five years old, the Council has seen a significant increase in planning permissions being granted over the past few years, which has led to an increase in housing delivery.

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	2019 /20	2020 /21	Total
Worksop	199	121	105	95	36	89	41	16	27	62	54	92	185	171	189	171	1653
Retford	78	97	144	149	38	76	142	128	117	78	128	146	134	108	100	136	1799
Harworth & Bircotes	27	42	74	10	8	0	0	4	3	10	58	125	174	88	176	82	881
Total	304	260	323	254	82	165	183	148	147	150	240	363	493	367	465	389	4333

3.4 As table 2 shows, since 2005 Retford has had the largest amount of completions overall. In recent years housing completions in Worksop have increased and maintained a consistent delivery level, exceeding that for Retford and Harworth & Bircotes.

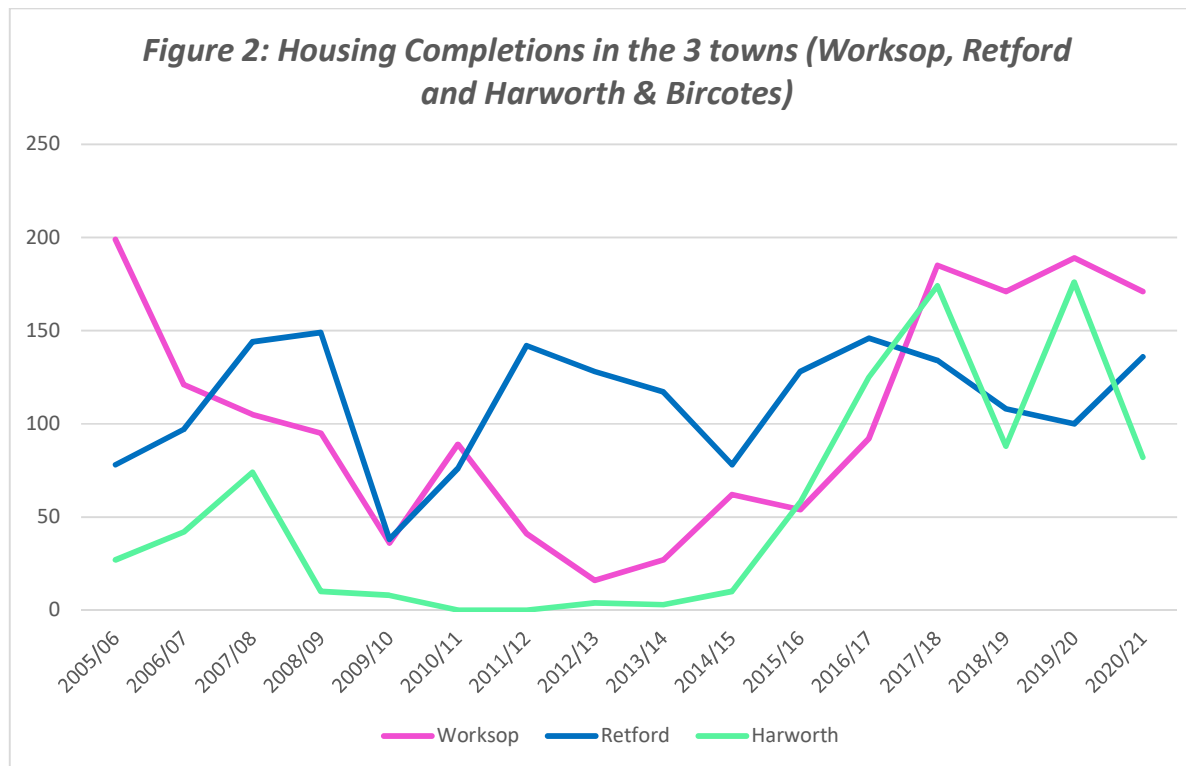


Figure 2: Housing Completions in the 3 towns (Worksop, Retford and Harworth & Bircotes)

3.5 Figure 2 demonstrates that Worksop has seen a slight decrease, with 10.5% less completions since the previous monitoring period. Harworth and Bircotes has experienced a more significant decrease in housing completions partly due to latter phases of the Harworth Colliery going through detailed reserved matters stage, with a 53% reduction in net housing completions between 2019/20 to 2020/21. In contrast, housing completion numbers for Retford have risen 36% between this monitoring period and the last.

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	2019 /20	2020 /21	Total
Misterton	0	21	27	4	14	7	7	4	7	4	15	12	2	0	2	2	128
Langold/ Hodsock	1	0	6	8	0	1	1	0	29	31	31	8	1	0	14	0	131
Tuxford	13	0	2	3	3	5	8	2	2	2	1	10	6	5	3	3	68
Carlton in Lindrick	4	0	1	21	4	1	0	1	1	3	0	2	0	4	22	42	106
Total	18	21	36	36	21	14	16	7	39	40	47	32	9	9	41	47	433

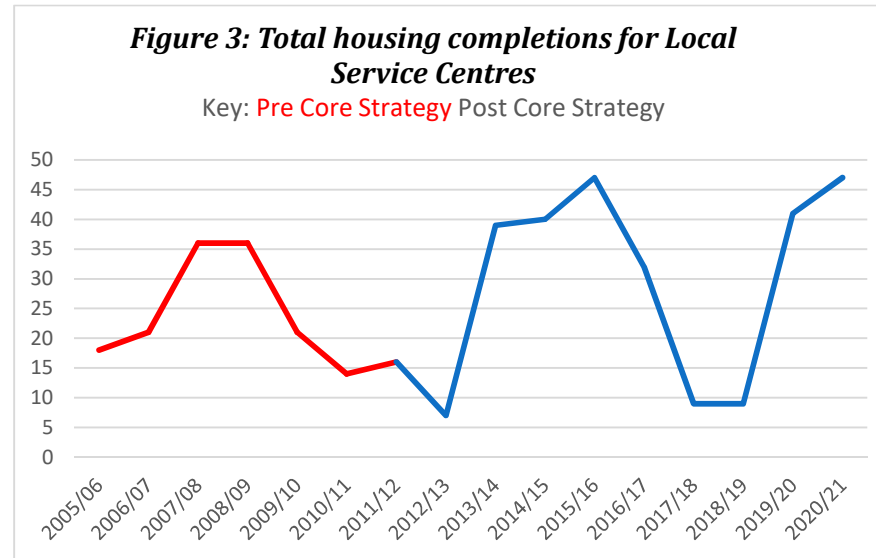


Figure 3: Total housing completions for Local Service Centres

Figure 3 shows the trend analysis of completions for the local service centres. After the adoption of the Core Strategy in 2011, housing numbers initially dropped but then began to increase year on year reflecting the policy approach allowing for moderate residential growth. However, the period between 2015/16 and 2018/19 demonstrates a continual decline in the number of completions. Over the past few years the Council has worked proactively with Neighbourhood Plan Groups/Parish Councils to support them in the development and adoption of Neighbourhood Plans. As a result, the figures for 2020/21 have continued to rise, with an increase of 15% since the previous monitoring period.

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	2019/20	2020/21	Total
Beckingham	0	1	2	1	4	10	12	4	1	2	2	2	0	2	0	44	87
Blyth	3	0	4	2	1	0	4	0	2	0	1	1	1	5	8	1	33
Clarborough / Welham	7	0	0	0	0	0	1	0	0	1	2	0	3	0	2	2	18
Cuckney	0	0	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	0	0	16
East Markham	3	1	2	0	0	5	1	0	4	3	1	3	10	9	5	20	67
Elkesley	0	1	0	0	0	1	2	2	1	0	0	0	0	0	0	4	11
Everton	4	0	3	4	5	0	4	8	3	1	0	6	6	3	27	3	77
Gamston	0	1	0	0	0	0	2	0	0	0	0	1	0	0	0	1	
Gringley on the Hill	8	0	1	0	0	0	20	8	9	13	26	4	0	1	0	1	91
Mattersey	0	0	2	3	0	0	1	0	0	1	1	2	0	4	2	2	18
Misson	3	3	3	3	2	0	0	1	1	0	2	1	0	0	1	0	20

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	2019/ 20	2020/ 21	Total
<i>Nether Langwith</i>	1	1	1	1	0	0	2	0	0	0	0	0	0	0	4	0	10
<i>North Leverton</i>	52	26	15	7	3	4	4	4	4	2	1	4	3	0	1	2	132
<i>North /South Wheatley</i>	2	1	4	0	5	4	3	1	1	3	0	4	0	0	3	4	35
<i>Rampton/ Woodbeck</i>	0	0	0	0	1	1	4	0	1	0	1	3	2	5	0	3	21
<i>Ranskill</i>	1	2	13	9	4	17	7	1	0	0	0	1	2	13	2	4	76
<i>Sturton le Steeple</i>	0	1	4	0	1	1	4	0	1	0	1	1	1	0	3	3	21
<i>Sutton cum Lound</i>	0	0	2	0	1	0	3	3	7	0	0	0	2	1	14	2	35
<i>Walkeringham</i>	22	0	3	7	1	8	0	5	0	0	0	2	0	6	1	6	61
Total	106	38	59	38	33	53	75	43	35	28	38	35	30	49	73	102	834

3.6 Settlements classified as 'Rural Service Centres' feature in the table above. The highest number of completions for this monitoring period were in Beckingham and East Markham, which together account for 63% of the total housing completions in Rural Service Centres for 2020/21. Only 4 of the settlements experienced no completions in 2020/21 compared to 7 in the previous monitoring period.

Trend Analysis of Annual Completions in Rural Service Centres

3.7 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. Since the 2017/18 monitoring period the completion numbers have increased annually, with a 40% increase between 2019/20 and the current monitoring period. This rise in rural completions reflects the Council's promotion of Neighbourhood Plans with Neighbourhood Plan Groups and the emerging policy position in the new Draft Local Plan to support sustainable housing growth in rural Bassetlaw.

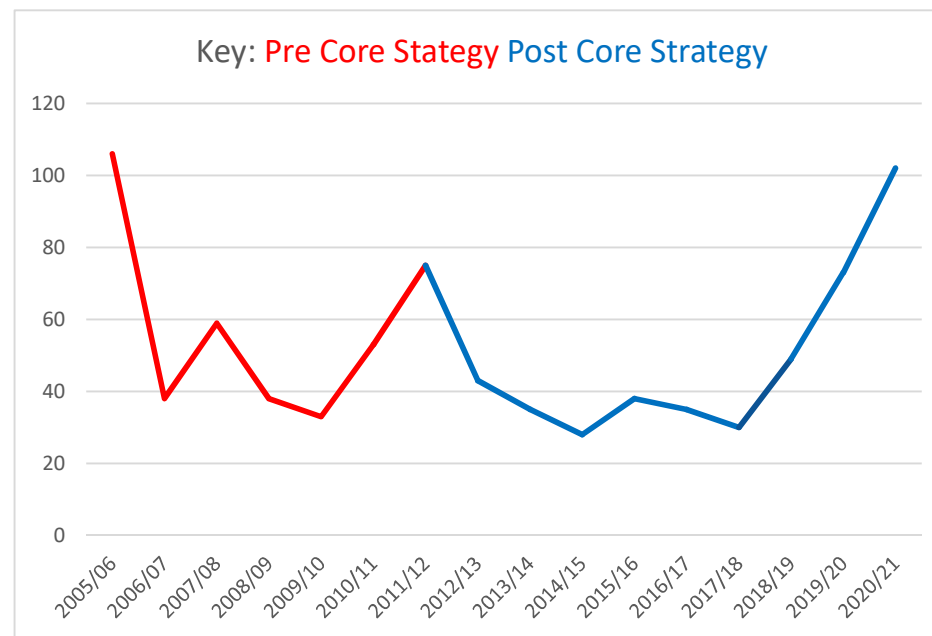


Figure 4: Housing Completions in the Rural Service Centres

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 5: Bassetlaw past Housing Completions

Period	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	2019 /20	2020 /21
Completions	331	541	359	160	264	303	226	249	241	338	462	551	434	694	775

3.8 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 Standard Method. The Housing and Economic Needs Planning Practice Guidance⁵ requires Local Planning Authorities with a Local Plan adopted longer than 5 years to calculate local housing need using this approach. This applies to Bassetlaw. Consequently, from April 2019 onwards the housing requirement for Bassetlaw using the Standard Method is 288 dwellings per annum. However, for the purposes of calculating the five year land supply, the Council has applied a slightly higher figure (302 dwellings per annum) to take into consideration the Governments objective of delivering 300,000 dwellings per annum.

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

Table 6: Five year local housing need target

Housing Requirement 2019-2024	Annual (dwellings)	TOTAL
5 year housing requirement (5 x 288)	288	1,440
Basic Housing Target + Under Delivery (0***)	288	1,440
5 year housing target plus 5% (NPPF buffer)	302	1,512
Total Five Year Housing Target	302	1512

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

3.9 The total number of deliverable dwellings over the five-year period (2019 to 2024) at 1st April 2019 is 3,189. In terms of the five year housing land supply for Bassetlaw over the period 1 April 2019 to 31 March 2024, the district has 10.5 years supply. This includes the requirement for a 5% buffer, in accordance with the NPPF and PPG⁶.

Table 7: Current housing supply

Current Available Housing Supply		
Housing Land Supply 01 April 2020 (dwellings)		3,189
Housing Land Supply (in Years)	Basic Target	11.1 Years
	Basic Target + Under Delivery	11.1 Years
	Total Housing Supply (with 5% Buffer)	10.5 Years
Housing Target Available Buffer		122 %
Surplus (dwellings)		+1,677

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

Five year housing land supply

3.10 Various factors contributed towards the Council's under delivery of housing in the earlier years of the Core Strategy, including the lack of a Site Allocations Development Plan Document. 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. Housing supply has also increased significantly due to the number of planning consents granted in recent years.

3.11 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. Currently Bassetlaw does have a 5 year housing land supply and more information relating to this is set out in the Council's Five Year Housing Supply Statement which is available on the Council's website at <https://www.bassetlaw.gov.uk/media/6010/2020-five-year-supply-statement.pdf>

Housing Delivery Test

3.12 Councils must undertake a Housing Delivery Test on an annual basis. This is a requirement of the NPPF and PPG. Where Housing Delivery falls below 95% over the previous three years, Councils should adopt an Action Plan to indicate how they will address this. Where housing delivery falls below 85%, they must apply a 20% buffer to their Housing Requirement. Where delivery falls below 75%, the Presumption in Favour of Sustainable Development applies (paragraph 11 of the NPPF).

3.13 National guidance identifies that, where Plans are over five years old, unless the strategic policies have been reviewed and found not to require updating, the figure used will be the minimum annual local housing need figure using the Standard Method set out in national planning guidance. The Bassetlaw Core Strategy was adopted in December 2011. This makes the housing requirement in the Core Strategy (350 dwellings per annum) in need of updating for the purposes of undertaking the Housing Delivery Test.

3.14 Additionally, the 'transitional arrangements' set out in paragraph 21 of the Housing Delivery Test, indicate that in identifying the correct housing requirement figure for the calculation for the financial years 2015-16, 2016-17 and 2017-18, the minimum annual local housing need figure is replaced by household projections in all aspects of the Housing Delivery Test measurement. Following 2017-18, subsequent years housing requirement should be the minimum figure using the Standard Method assessment⁷. As such, the following has been applied for each year:

- For Year 2017-18, an annual average of 2014-based household projections years 2017 to 2027, and
- For Year 2018-19 the minimum housing requirement calculated using the Standard Method.

⁷ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

- For Year 2019-20 the minimum housing requirement calculated using the Standard Method.

3.15 This is summarised again in Table 8 below.

Table 8: Bassetlaw Housing Delivery Test 2017 to 2020

Year	Basis for Housing Requirement	Housing Requirement	Bassetlaw Housing completions (net)
2017/18	2014-based Household Projections years 2017 to 2027 averaged (52444-49637)/10	281	551
2018/19	Minimum annual housing requirement calculated using the standard method	306	434
2019/20	Minimum annual housing requirement calculated using the standard method	297	694
TOTAL		884	1,679

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

3.16 In total there have been 70 affordable housing completions over the monitoring period 2020/21, spread across eight sites. This is an increase to last year's completions for affordable housing. In a previous monitoring report, it was decided that affordable housing commitments would not be monitored due to the restricted availability of statistics.

3.17 The table below details the number of affordable housing completions for the monitoring period 2020/21. Of the 70 completed, 29 are located across 3 sites in Worksop. There were also completions in Shireoaks, Beckingham, Carlton in Lindrick, Retford and Harworth.

3.18 The definitions for the tenure Status are as follows; HEYLO 1 and SO are Shared Ownership, SR is Social Rent, AR is Affordable Rent, DMS is Discount Market Sale and SH is Starter Home.

Table 9: List of affordable housing completions

Completion Date	Permission Reference	Address	Settlement	House Number	No. of Beds	Tenure Status	House Type
2021	18/00648/RES 19/01642/FUL	Wood End Farm Coach Road Shireoaks Worksop	Shireoaks	-	2	DMS	Semi
2021	18/00648/RES 19/01642/FUL	Wood End Farm Coach Road Shireoaks Worksop	Shireoaks	-	2	SH	Semi
2021	18/00648/RES 19/01642/FUL	Wood End Farm Coach Road Shireoaks Worksop	Shireoaks	-	3	DMS	Detached
2021	18/00648/RES 19/01642/FUL	Wood End Farm Coach Road Shireoaks Worksop	Shireoaks	-	2	DMS	Semi
2021	18/00648/RES 19/01642/FUL	Wood End Farm Coach Road Shireoaks Worksop	Shireoaks	-	2	SH	Semi
2021	18/00648/RES 19/01642/FUL	Wood End Farm Coach Road Shireoaks Worksop	Shireoaks	-	2	SH	Semi
2021	18/00648/RES 19/01642/FUL	Wood End Farm Coach Road Shireoaks Worksop	Shireoaks	-	2	SH	Semi
2021	18/00648/RES 19/01642/FUL	Wood End Farm Coach Road Shireoaks Worksop	Shireoaks	-	2	AR	Semi
2021	18/00648/RES 19/01642/FUL	Wood End Farm Coach Road Shireoaks Worksop	Shireoaks	-	2	AR	Semi
2021	18/00648/RES	Wood End Farm Coach Road Shireoaks Worksop	Shireoaks	-	2	AR	Semi

Completion Date	Permission Reference	Address	Settlement	House Number	No. of Beds	Tenure Status	House Type
	19/01642/FUL						
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow

Completion Date	Permission Reference	Address	Settlement	House Number	No. of Beds	Tenure Status	House Type
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
Dec 2020	19/00830/COND	Monmouth	Worksop	-	2	AR	Bungalow
2020/21	18/00362/RES	Deerlands Way	Beckingham	1	2	SO	Semi
2020/21	18/00362/RES	Deerlands Way	Beckingham	3	2	SO	Semi
2020/21	18/00362/RES	Deerlands Way	Beckingham	5	3	AR	Semi
2020/21	18/00362/RES	Deerlands Way	Beckingham	7	3	AR	Semi
2020/21	18/00362/RES	Deerlands Way	Beckingham	9	3	AR	Semi
2020/21	18/00362/RES	Deerlands Way	Beckingham	11	3	AR	Semi
2020/21	18/00362/RES	Deerlands Way	Beckingham	13	3	AR	Semi
2020/21	18/00362/RES	Deerlands Way	Beckingham	15	3	AR	Semi
2020/21	18/00362/RES	Deerlands Way	Beckingham	2	3	SO	Semi
2020/21	18/00362/RES	Deerlands Way	Beckingham	4	3	SO	Semi
2020/21	18/00362/RES	Deerlands Way	Beckingham	6	3	SO	Semi
2020/21	18/00362/RES	Deerlands Way	Beckingham	8	3	SO	Semi
2020/21	18/00362/RES	Deerlands Way	Beckingham	10	2	SO	Semi

Completion Date	Permission Reference	Address	Settlement	House Number	No. of Beds	Tenure Status	House Type
2020/21	18/00362/RES	Deerlands Way	Beckingham	12	2	SO	Semi
2020/21	-	Thievsdale	Worksop	-	2	DMS	Semi
2020/21	-	Thievsdale	Worksop	-	2	DMS	Semi
2020/21	-	Thievsdale	Worksop	-	2	DMS	Semi
2020/21	-	Thievsdale	Worksop	-	2	DMS	Semi
2020/21	-	Thievsdale	Worksop	-	2	DMS	Semi
2020/21	16/01777/FUL	Monsella Grove, Kenilworth Nurseries, London Road	Retford	15	3	AR	Semi
2020/21	16/01777/FUL	Monsella Grove, Kenilworth Nurseries, London Road	Retford	13	3	AR	Semi
2020/21	18/01148/FUL	Poppy Field Way, Doncaster Road, Costhorpe S81 9QX	Carlton-in-Lindrick	-	3	SO	Semi
2020/21	18/01148/FUL	Poppy Field Way, Doncaster Road, Costhorpe S81 9QX	Carlton-in-Lindrick	-	2	SO	Semi
2020/21	18/01148/FUL	Poppy Field Way, Doncaster Road, Costhorpe S81 9QX	Carlton-in-Lindrick	-	2	SO	Semi
2020/21	18/01148/FUL	Poppy Field Way, Doncaster Road, Costhorpe S81 9QX	Carlton-in-Lindrick	-	2	SO	Semi
2020/21	18/01148/FUL	Poppy Field Way, Doncaster Road, Costhorpe S81 9QX	Carlton-in-Lindrick	-	3	SO	Semi

Completion Date	Permission Reference	Address	Settlement	House Number	No. of Beds	Tenure Status	House Type
2020/21	18/01148/FUL	Poppy Field Way, Doncaster Road, Costhorpe S81 9QX	Carlton-in-Lindrick	-	3	SO	Semi
2020/21	16/01777/FUL	Cornelia Mews, Kenilworth Nurseries, London Road	Retford	10	3	AR	Detached
2020/21	16/01777/FUL	Cornelia Mews, Kenilworth Nurseries, London Road	Retford	11	3	AR	Detached
2020/21	16/01777/FUL	Cornelia Mews, Kenilworth Nurseries, London Road	Retford	9	3	AR	Detached
2020/21	16/01777/FUL	Cornelia Mews, Kenilworth Nurseries, London Road	Retford	8	3	AR	Detached
2020/21	16/01777/FUL	Cornelia Mews, Kenilworth Nurseries, London Road	Retford	7	3	AR	Detached
2020/21	16/01777/FUL	Cornelia Mews, Kenilworth Nurseries, London Road	Retford	6	3	AR	Detached
2020/21	-	Avalon Gardens, Plumtree, Bawtry Road, Bircotes	Harworth	9	3	AR	Terrace
2020/21	-	Avalon Gardens, Plumtree, Bawtry Road, Bircotes	Harworth	11	3	AR	Terrace
2020/21	-	Avalon Gardens, Plumtree, Bawtry Road, Bircotes	Harworth	13	3	AR	Terrace
2020/21	-	Pilgrim Way	Worksop	-	3	SR	Semi
2020/21	-	Pilgrim Way	Worksop	-	3	SR	Semi
2020/21	-	Pilgrim Way	Worksop	-	3	SR	Semi
2020/21	-	Pilgrim Way	Worksop	-	3	SR	Semi
2020/21	-	Pilgrim Way	Worksop	-	3	SR	Semi

Completion Date	Permission Reference	Address	Settlement	House Number	No. of Beds	Tenure Status	House Type
2020/21	-	Pilgrim Way	Worksop	-	1	SR	Bungalow
		Total Completions:	70				

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
20/00601/FUL	Barnby Moor	Adjacent Ashmere, Great North Road	2	Permitted
18/01585/RSB	Beckingham	Land Between Walkeringham Road & Vicarage Lane	34	Permitted
20/00474/FUL	Bevercotes	Springvale Farm, Springvale Road	0 (One dwelling is replacement)	Permitted
20/00920/FUL	Blyth	Kwetta, Harworth Road	0 (One dwelling is replacement)	Permitted
20/00970/FUL	Blyth	Plot 4, Bawtry Road	1	Permitted
20/00551/FUL	Carburton	Woodlands, Ollerton Road	0 (One dwelling is replacement)	Permitted

Reference	Settlement	Location	Number of dwellings	Status
19/01026/PDN	Clarborough/ Welham	Drive End, Little Gringley Lane, Welham	2	Permitted
20/00085/OUT	Welham	Welham Villa, Main Street	0 (One dwelling is replacement)	Permitted
20/01121/COU	Welham	Adj Welham Park House, Welham Road	1	Permitted
19/00690/FUL	Cuckney	Playingfield/Allotments, Creswell Road	6	Permitted
19/01201/FUL	East Drayton	Harrowside, Top Street	1	Permitted
20/01021/FUL	East Drayton	Land adjacent The Bungalow, Top Street	1	Permitted
20/00444/FU	East Markham	Land adjoining The Wishbone, Beckland Hill	3	Permitted
20/00460/COU	East Markham	Barn at Askham Road	1	Permitted
20/01484/OUT	Everton	West of Stonegate Farm (same site as 19/01632/RES) Bawtry Road	8	Permitted
20/01192/FUL	Gringley-On-The-Hill	Harwell House, Middlebridge Road	1	Permitted
20/00051/FUL	Harworth/ Bircotes	Land off Essex Road	120	Permitted
20/00916/RES	Hodsock/ Langold	Land east of Doncaster Road	165	Permitted
19/01523/FUL	Holbeck	Holbeck Hall Farm, Park Lane	2	Permitted
20/00349/OUT	Mattersey	Adjacent Manor Farm, Brecks Lane	25	Permitted
20/01685/RES	Mattersey	Adjacent Gilberts Croft, Thorpe Road	5	Permitted
19/01635/FUL	Misson	Prospect Farm, Springs Road	0 (One dwelling is	Permitted

Reference	Settlement	Location	Number of dwellings	Status
			replacement)	
20/00639/FUL	Misson	True Fate Equestrian centre, Bracken Hill Lane	1	Permitted
19/01600/RES	Misterton	Plot 1 Marsh Dene, Stockwith Road	1	Permitted
19/01631/RES	Misterton	Plot 2 Marsh Dene, Stockwith Road	1	Permitted
20/00634/RES	Nether Langwith	South of Portland Road	24	Permitted
19/01540/FUL	South Wheatley	The Manor, Sturton Road	1	Permitted
20/00443/PDN	Ragnall	Vicarage Farm, Farhill Lane	2	Permitted
19/01653/FUL	Ranskill	South of Ranskill Churchyard, Great North Road	20	Permitted
18/00695/FUL	Retford	Rear of Kenilworth Nurseries (Phase 2), London Road	109	Permitted
19/01477/RES	Retford	Land west of Tiln Lane	107	Permitted
19/00852/FUL	Rhodesia	Land west of Queen Elizabeth Crescent	127	Permitted
20/01161/COU	Scrooby	Hawks Nest Cottage, Great North Road	1	Permitted
20/01267/FUL	Scrooby	The Homestead, Gibbet Hill Lane	0 (Two dwellings are replacements)	Permitted
19/01642/FUL	Shireoaks	South of Woodend Farm, Shireoaks Common	28	Permitted
20/00982/FUL	South Leverton	Unit 2 New Stud Farm, Retford Road	1	Permitted
20/00568/FUL	Styrrup/ Oldcotes	Plot 2 White House Farm, Main Street	1	Permitted

Reference	Settlement	Location	Number of dwellings	Status
20/01621/PDN	Styrrup/ Oldcotes	Holme Farm, Styrrup Road	3	Permitted
20/00497/RES	Sutton-Cum-Lound	Gate Cottage and land, Lound Low Road	33	Permitted
20/00960/PDN	Sutton-Cum-Lound	Land off Station Road	1	Permitted
20/00453/FUL	Treswell	The Yews, Town Street	0 (One dwelling is replacement)	Permitted
20/00218/FUL	Treswell	Greenacres, Rectory Road	0 (One dwelling is replacement)	Permitted
19/00477/FUL	West Stockwith	Chestnut Farm, Main Street	2	Permitted
20/00109/RES	Worksop	Lot 3 Gateford Park (Barratt), Gateford Road	276	Permitted
20/00178/RES	Carlton-in-Lindrick	Phase 2 Thievesdale House, Blyth Road	40	Permitted
			TOTAL:	1157

3.19 A total of 1,157 dwellings were permitted outside of settlement development boundaries over the period 1 April 2020 to 31 March 2021. These are spread across the district and include previously agreed and renewed applications. The Council uses a robust monitoring system for the rural area. These monitoring tables are available to view on the Council's website at <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/rural-monitoring-information/>.

3.20 The approach taken by the Council is entirely 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 the rural area. Under this approach, development proposals on sites that are adjoining the development boundaries of higher tier settlements and Rural Service Centres should be regarded as sustainable locations, unless other circumstances (i.e. infrastructure capacity) indicate otherwise.

Economic Development

Indicator E11: Total Land Developed for Economic Purposes

- Data Source: Bassetlaw District Council Monitoring and Research
- This indicator focuses on on land permitted within use classes B1 offices, B2 general industry and B8 storage or distribution
- This indicator monitors progress of economic development against the employment targets set out in the Core Strategy Policies

3.21 Progress of economic development against the employment targets set out in the Core Strategy Policies over the period 1 April 2020 to the 31 March 2021 is monitored through the indicators listed below.

Use Class Changes

3.22 The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. These classes were updated through legislation which came into force in September 2020⁸. As the change came in during this monitoring period, they need to be considered within the 2021/21 AMR. The amendments included:

- Class A is revoked from 1 September 2020.
 - Class A 1/2/3 are effectively replaced with the new Class E(a,b,c)
 - A4/5 uses are not covered by the new Class E and become defined as 'Sui Generis'
- B1 Business is revoked from 1 September 2020. It is effectively replaced with the new Class E(g). Uses B2 and B8 remain valid.
- Class C is not affected by the 1 September 2020 changes.
- Class D is revoked from 1 September 2020.
 - D1 is split out and replaced by the new Classes E(e-f) and F1
 - D2 is split out and replaced by the new Classes E(d) and F2(c-d) as well as several newly defined 'Sui Generis' uses.

3.23 As a result of these changes, the former B1 Use Class commitments for 2020/21 will be reported under the new Class E(g) class.

⁸ <https://www.legislation.gov.uk/uksi/2020/757/made>

Table 11: E(g), B2, B8 Use Class Commitments 2020/21

2020/21 App. Ref.	Address		Class (msq)		Total Site Area (ha)	Development Status
		E(g)	B2	B8		
20/00482/RES	Land Off The A57 Worksop Bypass	TBD	TBD	TBD	25.7	Committed
20/00132/FUL	Chemodex, Canal Road, Worksop			68	0.268	Committed
20/00126/FUL	Albion Mills, Eastgate, Worksop		1032		2.931	Committed
20/00402/FUL	DHL Phase 1 Land Off A57, Manton Wood, Worksop (part of 20/00482/RES)	47			0.010*	Committed
20/00620/FUL	DHL (Phase 3), Sherwood Drive - Manton Wood, Worksop (20/00482/RES)		8514		2.100*	Committed
19/01444/FUL	Plot 8 Trinity Park, Randall Way, Retford	608			0.220	Committed
19/00866/VOC	Land at Sunny Nook Farm, Blyth Road, Harworth	TBD	TBD	TBD	81.260	Committed
20/00625/VOC	Land At Industrial Estate, Brunel Close, Harworth			562	1.360	Committed
20/00841/FUL	Melody Maison Limited Unit A2, Lords Wood Road, Harworth			2246	0.490	Committed
20/01713/FUL	IHUS Plumtree Farm Industrial Estate, Plumtree Road, Harworth		83		0.169	Committed
20/01709/FUL	Bridge Cottage, Bawtry Road, Blyth	43			0.039	Committed
20/01476/COU	High Brecks Farm, Lincoln Road, East Markham		TBD		0.400	Committed
20/00072/FUL	Millenium House, Fox Covert Lane, Misterton			120	0.230	Committed

2020/21 App. Ref.	Address		Class (msq)		Total Site Area (ha)	Development Status
20/01696/RES	Land At Shireoaks Common, Shireoaks	6480	8945	17855	17.9	Committed
20/00846/FUL	49 Sandringham Road Retford Nottinghamshire DN22 7QL			3.9	0.00129	Committed
20/00611/FUL	S H L Refractory (uk) Ltd Lawn Road Costhorpe Worksop Nottinghamshire S81 9LB		74		0.16	Committed
20/00817/FUL	J G Pears (Newark) Limited Marnham Road Low Marnham Newark Nottinghamshire NG23 6SL	605			8.1	Committed
	TOTAL:	0.78 (ha)	1.86 (ha)	2.09 (ha)		
	IDENTIFIED COMMITTED LAND TOTAL:		4.73(ha)			
	TOTAL SITE AREA LAND COMMITTED:		139.23(ha)			

*As these from part of application 20/00482/RES, they have been deducted from the 'Total Site Area Land Committed' figure.

3.24 The information in the above tables shows that the total site area for land committed was 139.23(ha) in the monitoring period, with 4.73(ha) committed and specified across the B uses. The site area figures exceeds that of the previous monitoring period but this is mainly due to one site in Harworth which accounts for over 81ha.

Table 12: E(g), B2, B8 Use class Completions 2020/21

3.25 Due to the impact of Covid-19 and the government advice to restrict travel, the employment land site visits to review commencements and completions were postponed. As a result, the completions table has not been produced for this monitoring period, but as restrictions ease moving forward, completions monitoring will recommence.

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 fifteen years

Total Land Developed (ha)	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	2019 /20	2020/ 21	TOTAL (ha)
E(g)	1.46	0.16	0.06	7.1	0	0.61	1.87	7.17	3.91	2.11	1	1.82	3.21	1.61	-	32.09
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	0.14	-	85.24
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	27.6	-	155.51

3.26 Due to the impact of Covid-19 and the government advice to restrict travel, the employment land site visits to review commencements and completions were postponed. As a result, the total completions table has not been updated for this monitoring period, but as restrictions ease moving forward, completions monitoring will recommence.

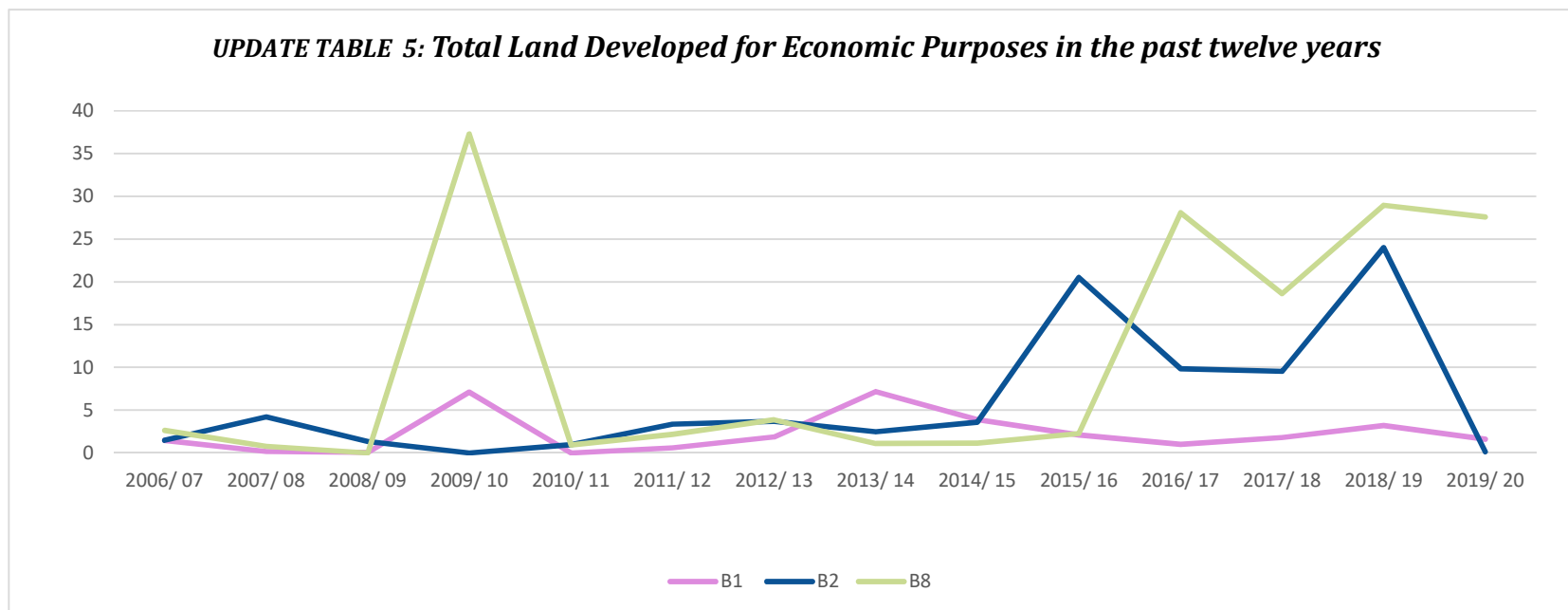


Figure 5: Total Land Developed for Economic Purposes in the past twelve years

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)
- This indicator relates to use class A1 (retail), now relates to use class E

Table 14: New retail floor space (Commitments)

Settlement	Application Reference	Location	Description	Floor space (m2)
Worksop	20/00496/COU	2 Yellowhammer Drive Worksop Nottinghamshire S81 8WD	Change of Use of Dwelling to a Mixed Use of Dwelling and Beauty Treatment and Conversion of Domestic Garage to Treatment Room	11.7
Tuxford	20/00522/FUL	Land West Of Ashvale Road, Tuxford, Nottinghamshire	Proposed Convenience Store Food Retail Unit with Associated Car Parking and Service Areas, Existing Junction Widening and Site Regrading Works, with Minor Road Safety Improvements on the Site Approach.	395
Retford	20/00043/FUL	Retford Honda, North Road, Retford, Nottinghamshire, DN22 7XQ	Change of Use from Showroom/Workshop to Three A1/A2/A3 Units with New Petrol Tanks, Pumps & Canopy and Change of Use from Filling Station Shop to A1/A2/A3	622
Retford	20/00319/FUL	Flying Scotsman Public House Hallcroft Road Retford Nottinghamshire DN22 7PY	Conversion and Extension of Former Public House (Class A4) into new Convenience Store (Class A1) and Three No. Apartments	280
Misterton	20/00172/COU	37 Grovewood	Retain Change of Use of Garden Building to	29

Settlement	Application Reference	Location	Description	Floor space (m2)
		Road Misterton Doncaster South Yorkshire DN10 4EF	Run a Dog Grooming Business	
Shireoaks	20/01532/FUL	Shireoaks Post Office 45 Shireoaks Common Shireoaks Nottinghamshire S81 8PS	Proposed Single Storey Rear and Side Extension with New Shop Front	35
East Markham	20/00898/FUL	Shell Retford A1 Southbound A1 East Markham Southbound East Markham Nottinghamshire	Full Planning Permission for Redevelopment of the Existing Petrol Filling Station Including the Demolition and Erection of New Sales Building and Forecourt Canopy (domestic and HGV); Reconfiguration of Fuel Islands; Provision of Car Parking Spaces; Removal of Existing Underground Tanks and Provision of New Underground Tanks Including Removal of LPG; Access and Associated Works.	173
Ranskill	20/00681/FUL	Boynton Brothers And Hallam Access Road Ranskill Retford Nottinghamshire DN22 8LW	Erect New Workshop and Office Building and Construct New Access Road	590
Langold	20/00837/COU	77 Mellish Road Langold Worksop Nottinghamshire S81 9PQ	Change of Use of Dwelling to a Mixed Use of Dwelling and Hairdresser	25
Worksop	20/00835/FUL	Wm Morrisons Supermarket PLC Kilton Road Worksop Nottinghamshire S80 2DH	Store Extension for Home Shopping Offer with External Vehicle Parking Canopy, New Paladin Fence Enclosure and New Parking Bays for	370

Settlement	Application Reference	Location	Description	Floor space (m2)
			Click and Collect Offer	
Tuxford	20/01691/COU	18 Ashvale Ashvale Road Tuxford Newark Nottinghamshire NG22 0ND	Change of Use of Dwelling to Include Dwelling with Dog Daycare Business	Not Specified
Retford	20/01134/FUL	54 Bridgegate Retford Nottinghamshire DN22 7UZ	Proposed Single Storey Rear Extension	Not Specified
Retford	20/00318/FUL	Wm Morrison Idle Valley Road Retford Nottinghamshire DN22 7XD	Construct New Home Shopping Canopy with Link Canopy to Building and Erect Paladin Fence	Not Specified
Elkesley	21/00079/COU	Blomfield Forest Road Elkesley Retford Nottinghamshire DN22 8BS	Proposed Change of Use for an Existing Detached Outbuilding/Workshop to be Used as a Dog Grooming Business	Not Specified
			TOTAL:	3503.4m² 0.35 ha

Summary of Land developed/ granted planning permission for retail purposes

3.27 From the area data available, a total of 0.35ha was granted planning permission for retail purposes in Bassetlaw in the 2020/21 monitoring period. The settlement with the highest number of permissions granted was Retford. Of the total applications, 5 were Change of Use applications for residential dwellings to include provision of a retail service, such as hairdressing and dog grooming.

Indicator TC3: Number of new Non-Retail uses along Primary Shopping Frontages

- Data Source: Bassetlaw District Council Monitoring and Research

3.28 Primary shopping areas are the main retail areas in each of the town centres. These serve the day to day convenience, comparison and service needs of their populations as well as those of nearby settlements.

3.29 Evidence⁹ shows that for a Primary Shopping Area to operate successfully, it is necessary for shops (in Class E(a)) to group together in order to enable shoppers to make comparisons. Primary Shopping Areas are particularly sensitive to breaks in the E(a) frontage; the clustering of non-E(a) uses, such as takeaways, particularly units of a large scale or lengthy unit frontage, can reduce the attractiveness of a Primary Shopping Area and can create 'dead frontages' having a knock-on effect on footfall and expenditure. The Bassetlaw Retail and Leisure Study 2017 strengthened the Primary Shopping Areas by accepting the changing nature of more peripheral retail units and redefining their boundaries.

3.30 As part of the AMR, the number of new non-retail uses along the Primary Shopping frontages are recorded for the 3 Main Towns and the Local Service Centre of Langold. Previously this would have included non-A1 Class Uses, however since the amendments to the Use Class system in September 2020, it is now defined as non-E(a) uses, with E(a) being defined as 'for the display or retail sale of goods, other than hot food, principally to visiting members of the public'. To enable a comparison to be made with previous years, the figures in the table below identify changes made to units to non-A1 and non-E(a) uses over this monitoring period.

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	2019/20	2020/21
Worksop	12	14	6	0	1	0	0	1	2
Retford	6	7	9	4	0	0	0	0	0
Harworth	7	8	12	4	0	4	0	0	0
Langold	5	6	6	6	0	0	0	1	1

⁹ Bassetlaw Retail and Leisure Study, Nexus Planning, 2017 1 Council Plan, BDC, 2019 <https://www.bassetlaw.gov.uk/media/3799/bassetlaw-retail-and-leisure-study.pdf>

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

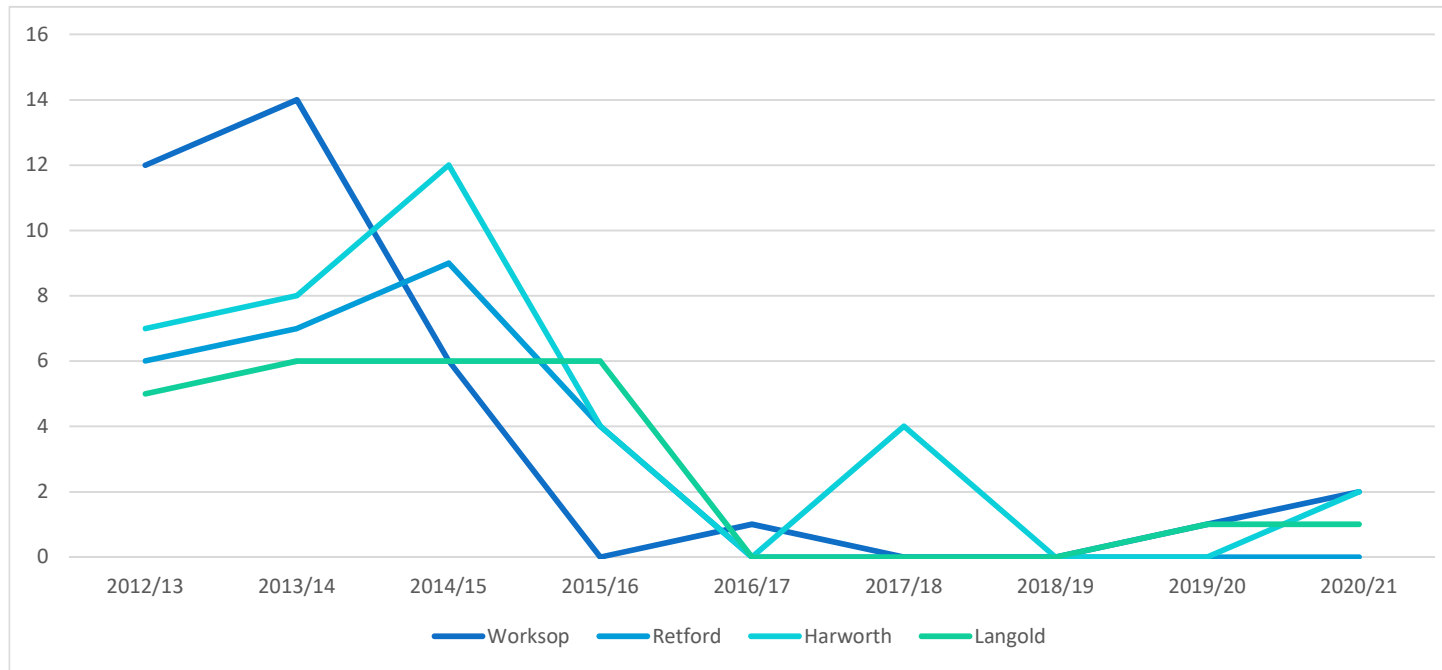


Figure 6: Comparison of four settlements primary shopping frontages and new non-retail uses

3.31 The Council prioritises a flexible and sustainable approach to its town centres, as recognised by the NPPF. The data shows that the settlement with the highest number of new non-A1 and non-E(a) uses over the 2020/21 monitoring period was Worksop. For Worksop, both of the changes recorded were for vacant units being converted to takeaways, which fall under the Sui Generis class. The unit in Langold was previously a barbers and is now a cafe which falls under the new E(b) Use Class.

3.32 It should be noted that the figures above reflect the changes in non-retail units over the monitoring period, and do not mean that there are no non retail uses on high streets such as Retford, but rather that there has not been an increase in new non retail units.

3.33 The AMR is important in comparing the year on year changes in the main retail areas of these centres. It helps ensure that the centres are not diluted by too much non retail take up. It also helps indicate where clusters of non E(a) units are developing to inform future reviews of the boundaries of the primary shopping area as part of the emerging Local Plan.

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 2020 to 1st March 2021

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	2019/20	2020/21
Worksop	39	39	34	51	40	44	38	46	65	64
Retford	17	30	14	22	21	19	19	23	29	28
Harworth	5	7	3	7	4	6	1	4	9	9
Langold	2	7	3	7	4	0	0	1	1	1
Tuxford	2	6	2	2	0	0	0	1	0	0

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

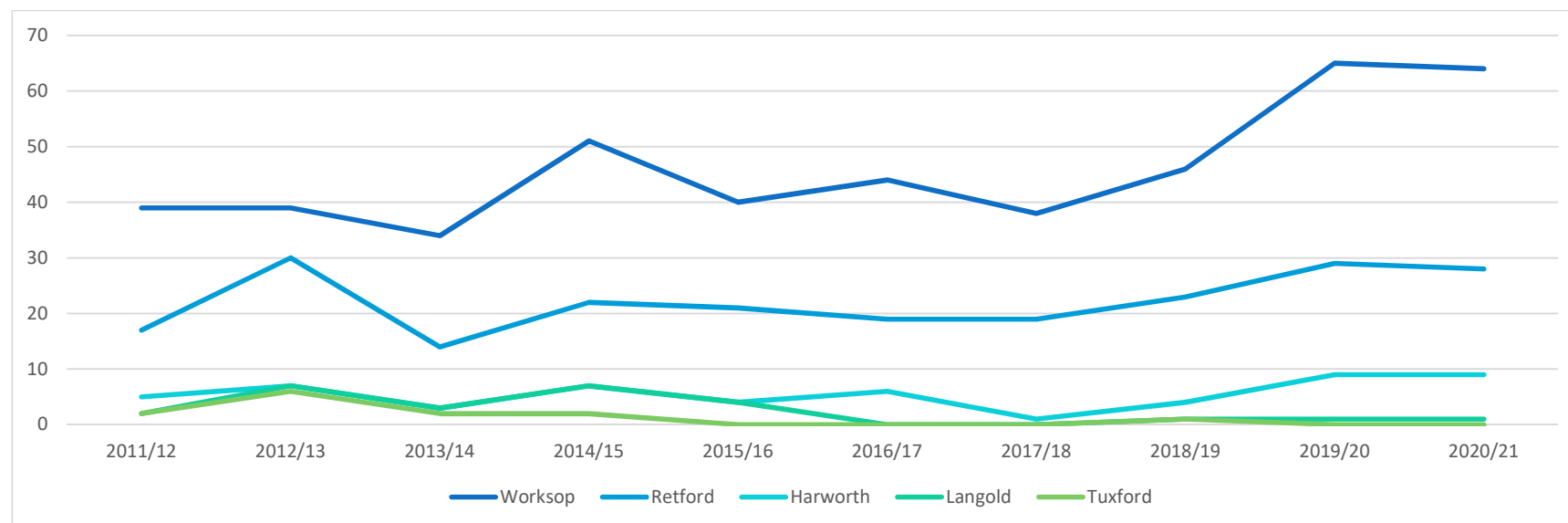


Figure 7: Trends for vacant retail units on the high street

3.34 It is important that vacancies are considered proportionately to the size of each centre as a small increase in a smaller centre may be more noticeable than in a larger centre. It is also important that the type of vacancies are understood; are these long term vacancies of the same unit, are certain size units more likely to remain vacant rather than others. The emerging Local Plan provides an opportunity to better understand these issues and should consider whether the town centre boundaries remain fit for purpose, and what opportunities regeneration of town centres can bring to promoting positive use in the future.

3.35 The table and figure above shows the total vacant retail units for the five town and local centres over the last ten years. In Tuxford the vacancy rate has remained as zero, and in Langold the rate has remained the same with one vacant unit. The location of this unit is the same as was recorded for the 2019/20 AMR. The larger three settlements have also seen little to no change in the number of vacant units, which may be unexpected as the monitoring year coincided with the Covid pandemic which heavily affected town centre businesses. The vacancy rate in Worksop is likely to still be impacted by the local flooding in 2019 which heavily affected businesses and properties in the town centre. Further to this, the impact of Covid-19, may have impacted on the number of businesses not returning once the first lockdown restrictions were lifted. In the previous AMR it was identified that there was an intention to monitor vacancy rates on a bi-annual rather than annual basis in order to further assess these changes. However, due to changes in local restrictions regarding Covid-19 it was decided that gathering this information would not provide a definite answer as to whether units

were permanently closed or if they had been impacted by the local restrictions and temporary closures. The decision to monitor vacancy rates bi-annually is expected to commence once Government restrictions are lifted.

3.36 Since the previous AMR, work has begun on town centre project documents for both Worksop and Retford. For Worksop this has included the adoption of the Worksop Town Centre Masterplan in March 2021. A Regulation 18 Development Plan Document for Worksop Central to coordinate the growth and regeneration of Worksop town centre and its environs is expected to be consulted on in summer 2021. With regard to Retford, the Retford Town Centre Neighbourhood Area was designated by Bassetlaw District Council on 4 March 2021, alongside the designation of Retford Town Centre Neighbourhood Planning Group as the associated Neighbourhood Forum for the area. The Neighbourhood Area has been designated as a business area, in recognition of the proportion of business interests. Work to develop a Neighbourhood Plan is now underway; a consultation on a proposed extension of the Neighbourhood Area is expected to take place in summer 2021.

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)
East Markham	Shell Retford A1 Southbound A1 East Markham Southbound East Markham Nottinghamshire	Full Planning Permission for Redevelopment of the Existing Petrol Filling Station Including the Demolition and Erection of New Sales Building and Forecourt Canopy (domestic and HGV); Reconfiguration of Fuel Islands; Provision of Car Parking Spaces; Removal of Existing Underground Tanks and Provision of New Underground Tanks Including Removal of LPG; Access and Associated Works.	173
Ranskill	Boynton Brothers And Hallam Access Road Ranskill Retford Nottinghamshire DN22 8LWErect	New Workshop and Office Building and Construct New Access Road	590
Tuxford	18 Ashvale Ashvale Road Tuxford Newark Nottinghamshire NG22 0ND	Change of Use of Dwelling to Include Dwelling with Dog Daycare Business	Not Specified

Settlement	Location	Type of Development/Facility	Size (m2)
Elkesley	Blomfield Forest Road Elkesley Retford Nottinghamshire DN22 8BS	Proposed Change of Use for an Existing Detached Outbuilding/Workshop to be Used as a Dog Grooming Business	Not Specified
		TOTAL: 763m2	

3.37 Four retail developments were granted permission outside of the development boundaries during the monitoring period for 2020/21.

4. The Effectiveness of the Development Management Policies

Indicator DM6: Gypsies, Travellers and Travelling Showpeople

- Number of permanent and transit pitches for Gypsies and Travellers

4.1 A Gypsy and Traveller Accommodation Needs Assessment¹⁰ was produced for Bassetlaw District Council and published in 2019. There were no additional sites granted within this monitoring period. The new Local Plan proposes extension and formalization of existing sites to address identified needs in the future.

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

¹⁰ <https://www.bassetlaw.gov.uk/media/5294/bassetlaw-gypsy-and-traveller-accommodation-assessment-nov-2019.pdf>

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 (msq)
19/00386/COU	Worksop	Offices- A2 Use Class	Residential	286
20/00609/COU	Tuxford	Change of Use of Redundant Builders Store	To Residential Annexe	Not specified
20/00868/COU	Worksop	Change of Use to Ground Floor from Commercial Office	To C3 Residential Including Alterations to Existing Rear Extension	73
20/01161/COU	Scrooby	Change of Use of Office	To Dwelling	179
			TOTAL: 0.054ha	

4.2 A total of 0.054ha of allocated, existing or vacant employment land was lost to non-economic uses during this monitoring period. Three of the four sites were loss of office space to residential use.

Indicator DM11: Developer Contributions and Infrastructure Provision

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

4.3 The Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales can require of most types of new development in their area (based on £ per sqm), in order to pay for the infrastructure needed to support development. CIL charges will be based on the size, type and location of the development proposed. The Bassetlaw Community Infrastructure Levy Charging Schedule was approved on the 1st September 2013.

- 4.4 The CIL is intended to be used to help provide infrastructure to support the development of an area and will be spent on strategic infrastructure. Infrastructure required to make a planning application acceptable in planning terms are known as developer contributions and secured through a Section 106 legal Agreement. CIL and developer contributions are complementary and designed to operate together. Section 106 Agreements as well as 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.
- 4.5 Local communities across the District which have a made Neighbourhood Plan will benefit from 25% of the levy derived from development within their area. The funding is passed to the Parish/Town Council to use for infrastructure. Those communities without a Neighbourhood Plan will receive 15% of the levy derived from the development in their area, but this will be capped at £100 per existing council tax dwelling. In these cases, the levy is passed to the Council to determine invest in local infrastructure.
- 4.6 The provision of affordable housing lies outside of the remit of CIL and continues to be secured through Section 106 Agreements.
- 4.7 A Charging Authority is required under Regulation 62 of the Community Infrastructure Regulations 2010 (as amended) to prepare a report for any financial year setting out the year's income and expenditure relating to the Community Infrastructure Levy (CIL) and also for Section 106 (S106) agreements. Further details will be found in the Bassetlaw CIL Annual Monitoring Report 2021.

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

Overall Summary of CIL Transactions 2020/21		
Details	%	£
Total CIL receipts for the monitoring period	5	£91504.00
Total CIL carried over from the previous year		£5,493,996.05
Total CIL expenditure for strategic infrastructure in reported year		£988,906.00
Total amount of CIL applied to administrative expenses pursuant to regulation	5	£25,586.95
Total CIL expenditure for local infrastructure in reported year		£163,801.52
Total CIL retained at the end of the reported year		£6,012,873.99

Breakdown of Monies for Strategic Infrastructure 2020/21		
Details		£
Total CIL receipts for the reported year	<i>Strategic + 5% unused admin</i>	£1,507,783.94
Total CIL carried over from the previous year		£5,620,996.05
Total CIL expenditure for the reported year		£988,906.00
Total CIL retained at the end of the reported year		£518,877.94

Table 20: Breakdown of monies available for local Infrastructure 2020/21

Breakdown of monies available for local Infrastructure 2020/21	£
Total CIL receipts for the reported year	£296,709.19
Total CIL carried over from the previous year	£1,003,800.96
Total CIL expenditure for the reported year	£163,801.52
Total CIL retained at the end of the reported year	£1,136,708.63

5. Additional Monitoring Information

Neighbourhood Plans

5.1 Under the terms of the new Localism Act, communities can now choose to produce a neighbourhood plan, which will contain policies to help shape and deliver new development in their areas. Because this document will become a statutory (legal) document they have to be produced in accordance with The Neighbourhood Planning (General) Regulations 2012¹¹.

5.2 There are now 15 Neighbourhood Development Plans that are in place (*at the time of writing the report). These are displayed in the table below along with their current status.

5.3 **Table 21: Neighbourhood Development Plans and Status 2020/21**

Neighbourhood Plan Area	Status
Blyth*	Pending referendum 6 th May 2021
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)
Everton*	Pending referendum 6 th May 2021
Harworth	adopted/made 3rd December 2015
Headon, Upton, Grove and Stokeham (HUGS)	adopted/made 6th September 2018
Hodsock and Langold*	Pending referendum 6 th May 2021

¹¹ <https://www.legislation.gov.uk/ukxi/2012/637/made>

Neighbourhood Plan Area	Status
Mattersey & Mattersey Thorpe	adopted/ made 5 th September 2019 (with non-material amendment made December 2019)
Misson	adopted/made 7 th September 2017
Misterton	adopted/made 5 th September 2019
Rampton and Woodbeck*	Pending referendum 6 th May 2021
Shireoaks	adopted/made 17 th November 2016 (review in progress)
Sturton, North Leverton and North & South Wheatley	adopted/made 11 th February 2016 (Review in progress)
Sutton cum Lound	Pending referendum 6 th May 2021
Treswell and Cottam	adopted/made 21 st February 2019 (Review in progress)
Tuxford	adopted/made 10 th November 2016 (Review in progress)
Walkeringham*	Pending referendum 6 th May 2021

*Referendums on these Neighbourhood Plans should have been held in 2020, but were postponed in accordance with the Coronavirus Act. The Plans were afforded significant weight in the decision-making process in the interim.

Duty to Cooperate and Statement of Common Ground

5.4 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.

- 5.5 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.
- 5.6 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.
- 5.7 The Council has been in discussion, or has signed Statement of Common Ground agreements with specific authorities in response to their Local Plan progression.
- 5.8 Some SOCG are already in place in response to neighbouring authorities' Local Plans or strategy preparation and include:
- North Derbyshire and Bassetlaw Housing Market Area (HMA); Bassetlaw DC, Bolsover DC, NE Derbyshire DC, Chesterfield DC, May 2018 on the Housing Market Area;
 - Draft North Lincolnshire District Council Statement of Common Ground, August 2020
 - Sheffield City Region Combined Mayoral Authority, Statement of Common Ground, January 2019; authorities within Sheffield City Region
 - Sheffield City Region, NE Derbyshire DC, Bolsover DC, Chesterfield Borough Council, Derbyshire County Council and Highways England (October 2018) covering M1 J30 and Treble Bob Roundabout
 - Mansfield DC and Bassetlaw DC Statement of Common Ground, January 2020
 - Doncaster MBC Local Plan and Bassetlaw DC Statement of Common Ground, February 2020
 - Nottinghamshire County Council Minerals and Waste and Bassetlaw DC Statement of Common Ground, January 2020
- 5.9 Bassetlaw District Council's draft Statements of Common Ground have been prepared with the above statements in mind; either referring to them or updating them to avoid duplication. They are live documents which are to be kept up to date during the Plan preparation period and will be signed prior to the plan's submission for examination.
- 5.10 In addition to the list of meetings in Appendix, there has been communication of an informal nature during the plan period between the Council and neighbouring District Councils, County Councils and bodies in relation to the overall Local Plan, site-specific issues or specific policies.
- 5.11 Working closely with prescribed bodies, the Council has drafted several Statements of Common Ground. The draft Statements of Common Ground currently in progress include:

- Bassetlaw District Council and Mansfield District Council SOCG
- Bassetlaw District Council and Newark and Sherwood District Council SOCG
- Bassetlaw District Council and Nottinghamshire County Council SOCG
- Bassetlaw District Council and D2N2 LEP SOCG
- Bassetlaw District and North Derbyshire Housing Market Area SOCG
- Bassetlaw District Council and Sheffield City Region Mayoral Combined Authority SOCG
- Bassetlaw District Council and Doncaster Metropolitan Borough Council SOCG
- Bassetlaw District Council and Rotherham Metropolitan Borough Council SOCG
- Bassetlaw District Council and Highways England SOCG
- Bassetlaw District Council, Natural England and Notts Wildlife Trust SOCG
- Bassetlaw District Council and Historic England SOCG#
- Bassetlaw District Council, Environment Agency, Nottinghamshire Lead Local Flood Authority, the Water Management Consortium covering Bassetlaw District, and the Canal and Rivers Trust SOCG
- Bassetlaw District Council and Network Rail
- Bassetlaw District Council, North Lincolnshire District Council, Central Lincolnshire Planning Authorities, and Lincolnshire County Council

5.12 These Statements of Common Ground will be finalised and published prior to the submission of Bassetlaw Local Plan for examination to the Secretary of State.

5.13 The Council has worked collaboratively with organisations and neighbouring authorities to produce a number of pieces of evidence to support the Local Plan on a range of strategic matters; these are ongoing and some are still being updated as set out in Table 21 below.

5.14 Table 23 then summarises the various meetings and discussions with key stakeholders during the preparations of the emerging Local Plan between 2016 and March 2021.

Table 22: Evidence produced through Joint Working

Strategic Matter/ Cross Border Issue	Joint Work	Organisations	SOCG Status
Strategic Housing Needs	North Derbyshire and Bassetlaw Strategic Housing Market Assessment, 2017 Nottinghamshire Supported Housing Strategy, Nottinghamshire County Council, 2019	North Derbyshire and Bassetlaw Strategic Housing Market Area	HMA SOCG agreed and signed Draft HMA SOCG review agreed subject to Publication content
Strategic Economic Growth Needs	D2N2: Recovery and Growth Strategy (2020) Sheffield City Region Trade and Investment Plan, Sheffield City Region 2019 Sheffield City Region Strategic Employment Land Appraisal, Lichfields, 2020	Bassetlaw DC, D2N2 LEP and all authorities of Derby, Derbyshire, Nottingham and Nottinghamshire Sheffield City Region MCA	Draft SOCG with D2N2 LEP agreed subject to Publication content SOCG agreed and signed with MCA Draft SOCG with Sheffield City Region MCA agreed subject to Publication content SOCG agreed and signed with Doncaster MBC Draft SOCG with Doncaster MBC agreed subject to Publication content

Strategic Matter/ Cross Border Issue	Joint Work	Organisations	SOCG Status
	Nottinghamshire Visitor Economy Strategy, Nottinghamshire CC, 2019	All Local Authorities within Nottinghamshire County	Draft SOCG with Rotherham MBC agreed subject to Publication content
Transport and Infrastructure - Strategic road network - Local road network - sustainable transport	Joint Transport Study: local highway network 2019 Nottinghamshire Local Transport Plan 2011-2026 BDC Rail Feasibility Technical Note, 2019	Doncaster MBC and Bassetlaw DC Nottinghamshire County Council Network Rail Northern Rail Nottinghamshire County Council	SOCG agreed and signed with Doncaster MBC Draft SOCG with Doncaster MBC agreed subject to Publication content Draft SOCG with Nottinghamshire County Council agreed subject to Publication content Draft SOCG with Highways England agreed subject to Publication content Draft SOCG with Network Rail agreed subject to Publication content Draft SOCG with Nottinghamshire County Council agreed subject to Publication content

Strategic Matter/ Cross Border Issue	Joint Work	Organisations	SOCG Status
	Bassetlaw Transport Study, 2019, 2020, 2021	Nottinghamshire County Council	Draft SOCG with Nottinghamshire County Council agreed subject to Publication content
Education Requirements	Meetings with NCC Education and NCC (developer contributions) in 2020 on school provision Meeting with NCC planning policy and NCC (developer contributions) in 2021 on education provision	Nottinghamshire County Council	Draft SOCG with Nottinghamshire County Council agreed subject to Publication content
Flood Risk	Bassetlaw Strategic Flood Risk Assessment (SFRA) Level 1 and Level 2 Humber River Basin Management Plan, DEFRA 2015 Several meetings with EA, Canal & River Trust in 2020/21 about flood management and use of the canal	Environment Agency Nottinghamshire County Council Lead Local Flood Authority (LLFA), internal drainage boards Canal & River Trust	Draft SOCG with EA, LLFA, WMC and DEDB, Canal and River Trust in progress Draft SOCG with Rotherham MBC agreed subject to Publication content
Town Centre Regeneration	Draft Worksoop Central DPD Worksoop Town Centre Masterplan	Environment Agency Canal & River Trust Chesterfield Canal Trust	Draft SOCG with EA, Canal & River Trust and Nottinghamshire County Council in progress

Strategic Matter/ Cross Border Issue	Joint Work	Organisations	SOCG Status
		NCC Highways Stagecoach Northern Rail Homes England	
Bassetlaw Garden Village	Bassetlaw Garden Village Vision Statement	Bassetlaw Garden Village Consultative Group and Project Group (range of organisations)	Neighbouring authorities, Natural England, and Historic England SOCGs in progress
Natural Environment - Green and blue infrastructure - Biodiversity	Draft Nottinghamshire Biodiversity Opportunity Mapping- Bassetlaw, Idle Valley Recreational Impact Assessment for Clumber Park SSSI, Bilhaugh and Birklands SAC and Sherwood Forest NNR (ongoing)	Notts Wildlife Trust, NCC Bassetlaw DC, Newark & Sherwood DC, Natural England, Notts CC, Bolsover District Council, Mansfield District Council, Rotherham Metropolitan Borough Council, Ashfield District Council and Gedling Borough Council	Natural England SOCG agreed subject to Publication content Notts Wildlife Trust SOCG in progress. Newark and Sherwood SOCG agreed subject to Publication content Rotherham SOCG agreed subject to Publication content Mansfield SOCG agreed subject to Publication content

Strategic Matter/ Cross Border Issue	Joint Work	Organisations	SOCG Status
			HMA SOCGs agreed subject to Publication content
Gypsy, Travellers and Show people	Meeting held to discuss Bassetlaw GTAA with neighbouring authorities in October 2019 Discussions ongoing with NCC in relation to an emergency stopping site	Bassetlaw DC, neighbouring authorities & Notts CC	Neighbouring Local Authority and HMA SOCGs agreed subject to Publication content Draft SOCG with Nottinghamshire County Council agreed subject to Publication content
Historic Environment	Bassetlaw Heritage Assessment 2021 Bassetlaw Garden Village Archaeological Assessment 2020 Bassetlaw Garden Village Geophysical Assessment (ongoing)	Bassetlaw District Council, Historic England, Lincolnshire County Council Archaeology	Historic England SOCG and Lincs Archaeology agreed subject to Publication content
Site Allocations	Various discussions with neighbouring authorities/ organisations	All neighbouring authorities, Environment Agency, Nottinghamshire County Council, Natural England, Historic England, Network Rail, Highways England	Various SOCG in progress (see paragraph 3.7)

Table 23: Record of Key Meetings/ discussions with Duty to Cooperate Organisations during the Local Plan Preparation

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
Bolsover District Council	- Local Plan Timetable and update - Local Plan evidence base update - Updating HMA SOCG	12/05/2016 09/12/2016 30/01/2017 20/8/2019 22/1/2020 22/4/2020 21/10/2020 7/4/2021 Ongoing
Chesterfield Borough Council	- Local Plan Timetable and update - Local Plan evidence base update - Updating HMA SOCG	12/05/2016 09/12/2016 30/01/2017 20/8/2019 22/1/2020 22/4/2020 7/4/2021 Ongoing
North East Derbyshire Council	- Local Plan Timetable and update - Local Plan evidence base update - Joint HMA Statement of Common Ground Update	12/05/2016 09/12/2016 30/01/2017 20/8/2019 22/1/2020 22/4/2020 7/4/2021 Ongoing

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
Doncaster Metropolitan Borough Council	- Local Plan Timetable and update. - Local Plan evidence base update - The wider impacts of future development at Harworth and Bircotes and Bawtry. - Joint Transport work on local highway impacts	21/12/2015 23/08/2016 31/03/2017 11/9/2019 20/9/2019 Ongoing
Mansfield District Council	- 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 3/10/2019 28/11/2019 Ongoing
North Lincolnshire District Council	- Local Plan Timetable and update - Local Plan evidence base update - To discuss significant new housing and employment developments in North Lincolnshire.	16/12/2016 22/8/2019 Ongoing
West Lindsey District Council (Central Lincolnshire Joint Planning Authority)	- Local Plan Timetable and update - Local Plan evidence base update - Neighbouring Authority – cross boundary issues on Transport	21/11/2016 10/1/2020 Ongoing
Newark and Sherwood District Council	- Local Plan Timetable and update - Local Plan evidence base update - Neighbouring Authority – cross boundary issues on Transport, in particular the A1. - Joint working on Recreational Impacts on Sherwood Forest and Clumber Park	11/05/2016 04/08/2017 03/02/2018 07/10/2020 17/11/2020 Ongoing
Nottinghamshire County Council	- Local Plan Timetable and update - Local Plan evidence base update	11/12/2017 05/06/2018

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
	- Minerals Local Plan update - Bassetlaw Transport Assessment and public highway advice - Education information - Health Information - Flood data - Gypsy and Traveller Accommodation - Joint Working/Project on Recreational Impacts of Clumber Park and Sherwood Forest - Bassetlaw Garden Village Project Group member - Nottinghamshire Bus Strategy Improvement Plan	29/06/2018 22/5/2019 25/6/2019 25/9/2019 17/10/2019 08/01/2020 21/8/2020 15/10/2020 19/11/2020 11/1/2021 2/02/2021 4/2/2021 15/2/2021 17/2/2021 09/04/2021 30/06/2021 5/07/2021 13/07/2021 15/07/2021 Ongoing
Rotherham Metropolitan Borough Council	- Local Plan Timetable and update - Local Plan evidence base update	10/12/2015 10/11/2017 11/10/2019 18/3/2021 Ongoing
Environment Agency	- Local Plan Timetable and update - Flooding Risks	18/12/2015 11/01/2016

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
	• Water Quality • Water Management • Bassetlaw LP Strategic Flood Risk Assessment (SFRA) • Bassetlaw Garden Village Project Group member	24/10/2017 Several discussions/ meetings have taken place from March 2020 to June 2021 between JBA Consultants, BDC, and the EA regarding the Bassetlaw SFRA Level 1 and 2 7/4/2021 11/5/2021 24/5/2021 Ongoing
Network Rail	• 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 • Bassetlaw Garden Village Project Group member	23/06/2016 21/08/2017 14/9/2020 2/3/2021 Ongoing
Natural England	• Local Plan Timetable and update • Local Plan evidence base update • Bassetlaw Garden Village Project Group member • Consultation on RIA Joint Study for Clumber Park and Sherwood Forest	15/06/2016 31/3/2020 11/10/2020 Ongoing
D2N2 (Derby, Derbyshire, Nottingham, Nottinghamshire)	• Draft Statement of Common Ground with D2N2 • Economy • Housing Need	11/10/2020 10/06/2020 16/02/2020

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
	• Low carbon future • Bassetlaw Garden Village Project Group member • Apleyhead Strategic Employment site allocation	22/2/2021 Ongoing
Sheffield City Region (SEP)	• 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	30/7/2019 14/10/2019 29/11/2019 2/5/2020 30/5/2020 02/06/2020 30/06/2020 28/07/2020 26/1/2021 8/2/2021 Ongoing
Western Power Distribution	• 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 network • Vehicle electric charging points	14/04/2017 27/06/2018 Ongoing

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
Bassetlaw CCG	• 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. • Bassetlaw Garden Village Project Group member	17/03/2017 08/10/2018 23/05/2018 07/09/2018 16/01/2020 03/09/2020 15/12/2020 Ongoing
Northern Powergrid	• 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 Ongoing
East Midlands Ambulance Service (EMAS)	• 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 Ongoing
Nottinghamshire Police Service	• Overview of Bassetlaw Local Plan Strategy (Change of approach from current Plan)	26/06/2018 ADD date

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
	• 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	
Nottinghamshire Fire Service	• 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 22/01/2021 Ongoing
Anglian Water	• National zonal charging scheme • BDC New Settlement • Local Plan proposed Strategy • Water Cycle Study • SUDS • Water Quality • Sewage Capacity • Bassetlaw Garden Village Project Group member	23/05/2018 05/07/2018 07/09/2018 28/08/2019 Ongoing
Severn Trent Water	• National zonal charging scheme • BDC New Settlement • Local Plan proposed Strategy • Water Cycle Study • SUDS	05/07/2018 03/09/2018 28/08/2019 12/3/2020

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
	• Water Quality • Sewage Capacity • Bassetlaw Garden Village Project Group member	Ongoing
River Idle Management Partnership	• 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 Ongoing
Nottinghamshire Ecological and Geological Data Partnership	• Local Plan Timetable and update • Local Plan evidence base update	28/03/2017 11/09/2018 Ongoing
Nottinghamshire Planning Officers Group	• Local Plan Timetable and update • Local Plan evidence base update • Government guidance • Community Infrastructure Levy • Conservation	Meets twice per annum Ongoing
Bassetlaw Rural Conference (Parish and Town Council discussions)	• Local Plan Timetable and update • Local Plan evidence base update	23/09/2016 17/01/2019 16/1/2020 30/11/2020
Historic England	• Local Plan Timetable and update • Local Plan evidence base update • Most recent heritage guidance and legislation • Email/phone discussions on Draft Statement of Common Ground	11/07/2017 12/10/2018 12/3/2020 21/09/2020 18/2/2021

Authority/ organisation	Reason(s) for DTC	Date of meeting(s)
	- Bassetlaw Garden Village Consultation Group - Bassetlaw Garden Village Project Group member	23/6/2021 Ongoing
Highways England	- Local Plan Timetable and update - Local Plan evidence base update - Bassetlaw Garden Village Consultation Group - Bassetlaw Garden Village Project Group member	February 2020 12/3/2020 Ongoing
Notts Wildlife Trust	- Local Plan Timetable and update - Local Plan evidence base update - Bassetlaw Garden Village Consultation Group - Bassetlaw Garden Village Project Group member - Workshop Central DPD	16/9/2019 28/01/2020 31/03/2020 April 2021 Ongoing

5.15 A list of the organisations involved in the Garden Village Consultative Group can be found in Appendix 1.

Appendix 1: Organisations involved in the Garden Village Consultative Group

Midlands Regional Energy Hub	Severn Trent	Highways England
Sport England	Nottinghamshire Wildlife Trust	Environment Agency
Anglian Water	Historic England	Network Rail
Western Power Distribution	Natural England	National Trust
NHS Bassetlaw	NCC	Sustrans Bassetlaw
Nottingham Trent University	Stagecoach East Midlands	Sheffield City Region Combined Authority
Openreach	D2N2 LEP	Active Notts
The Woodland Trust	Homes England	Savills (as agents for landowners)

BDC	Lincs Archaeology	
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