Bassetlaw Authority Monitoring Report

2025-2026

Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Authority Monitoring Report: correction note

The Council has identified the following errors within the AMR.

POLICY ST1: BASSETLAW'S SPATIAL STRATEGY

POLICY INDICATOR: Annual dwelling completions

Table 1 2025/26 Completions (net): ~~678~~ 711, Shortfall/Oversupply: ~~+138~~ +171

POLICY ST30: SITES FOR GYPSIES AND TRAVELLERS

POLICY INDICATOR: No of net permanent pitches for gypsies and travellers permitted.

From 1 April 2020-31 March 2026, ~~4~~ 6 permanent pitches have been permitted, across three sites:

- formalisation of GT004: Land at East Drayton for two pitches in June 2023 (two permissions), an increase of ~~1~~ 4 pitches above the allocation.
- one pitch allowed on appeal at Laneham in August 2023, and
- one pitch was permitted at Beckingham in April 2024.

The provision of these additional pitches will help meet the Local Plan need for 27 pitches by 2028-29.

There have been no pitches permitted in the 2025-2026 monitoring period

17 November 2026

1. Introduction

The Localism Act (2011) includes the requirement for a local authority to prepare an Authority Monitoring Report (AMR). This report covers the period **1 April 2025 – 31 March 2026.**

The objectives of the AMR are to:

- Report on the Council's progress in meeting the timescales set out in the published Local Plan timetable.
- Report on the Council's progress towards meeting key indicators set out in the Local Plan Monitoring Framework.
- Report on the Council's progress in relation to the 'Duty to Co-operate' with other Councils, bodies and organisations under section 33 of the Planning and Compensation Act 2004.

2. Local Development Scheme Progress

The Bassetlaw Local Plan 2020-2038 was adopted on 29 May 2024. The Bassetlaw Community Infrastructure Levy Charging Schedule was also adopted on 29 May 2024.

The government introduced a new plan-making system which meant that a Local Development Scheme was no longer required. In part the requirement has been replaced by a Local Plan timetable. It was approved by Cabinet on 2 June 2026. The adopted Local Plan will be 5 years old in May 2029, at which point it would be necessary to review the plan to identify if any updates are required. The timetable for the production of the new Local Plan is at Local Plan Timetable | Bassetlaw District Council. This will ensure that the Council is well prepared to produce a Plan within the Government's 30 month plan-making timeframe. The timeframe for the Examination process is indicative, given this will largely outside of the Council's direct control.

All nine Supplementary Planning Documents were adopted in 2025/26:

November 2025:

- Affordable Housing SPD, Biodiversity Net Gain SPD, Bassetlaw Design Code SPD, Planning Obligations SPD, Rapid Health Impact Assessment SPD, Houses in Multiple Occupation SPD, Householder Extensions SPD

February 2026:

- Trees and Development SPD, Managing Recreational Impact at Clumber Park SSSI SPD

3. Duty to Cooperate

The Council maintained effective duty to cooperate throughout the production of the adopted plan with a number of organisations. This is evidenced by the Duty to Cooperate Statement 2022 Setting the Direction for Bassetlaw's Future and numerous statements of common ground Bassetlaw Local Plan Library | Bassetlaw District Council.

Following adoption of the Local Plan, engagement and cooperation with neighbouring authorities and stakeholders has continued to ensure the effective implementation of the Local Plan and to support neighbouring authorities to progress their Local Plan reviews.

4. The Local Plan Monitoring Framework

The Council is monitoring the majority of the Monitoring Framework's indicators in this AMR. A few are outstanding, monitoring systems are currently being produced. This includes any indicators associated with site allocations – none were under construction at the time of writing so have been excluded. These indicators will be introduced as appropriate in future AMRs.

POLICY ST1: BASSETLAW'S SPATIAL STRATEGY

- **POLICY INDICATOR: Meeting housing and employment needs for District 2020-2038**
- **POLICY INDICATOR: Annual dwelling completions**

Policy ST1 sets a housing requirement of 9720 dwellings over the plan period, equating to 540 dwellings per monitoring year. Annual housing completions are shown below, against the annual housing requirement. This shows that for every year of the Plan period housing completions exceed the housing requirement.

Monitoring Year	Housing completions (net)	Housing Requirement	Shortfall/Oversupply
2020/2021	775	540	+235
2021/2022	766	540	+226
2022/2023	1046	540	+506
2023/2024	981	540	+441
2024/2025	872	540	+332
2025/2026	678	540	+138

Table 1: Housing completions in Bassetlaw per monitoring year

The Main Towns contributed 56.9% of the district's overall completions, down from 63.6% in 2024/25. Even so, this highlights that the approach taken by the spatial strategy to direct the majority of housing to the most sustainable locations in the district is successful. Completions in each town reflect the progress of larger development sites including Gateford Park, Worksop; Trinity Farm (Phase 1), Retford and Simpson Park, Harworth & Bircotes. Rural housing growth is assessed under Policy ST2.

These completions make notable contributions to the approximate housing requirements for each town. To date, completions for Worksop are contributing 46.6% to the town's requirement (2560), those for Retford contribute 36.9% to the requirement (2331) and for Harworth & Bircotes, 45.2% of the requirement (2203) showing clear progress within the first six years of the Plan period.

Monitoring Year	Worksop - completions (net)	Retford – completions (net)	Harworth & Bircotes – completions (net)	Total
2020/21	171	136	82	389
2021/22	189	89	111	389
2022/23	325	160	171	656
2023/24	266	230	181	677
2024/25	167	153	235	555
2025/26	76	94	216	386
Total	**1194**	**862**	**996**	**3052**

Table 2: Housing completions in Main Towns

Employment needs and Gypsy & Traveller needs will be covered under Policy ST5 and Policy ST30 respectively.

- **POLICY INDICATOR: Failure to deliver 95% of the number of net new homes required over a 3-year rolling period will require an Action Plan setting out actions to be taken by the Council and other parties.**
- **POLICY INDICATOR: Failure to deliver 85% of the number of net new homes required over a 3-year rolling period will require a 20% buffer on the Council's five year housing land supply.**
- **POLICY INDICATOR: Failure to deliver 75% of the number of net new homes required over a 3-year rolling period will lead to the Council undertaking a full or partial review of the Local Plan.**

These targets work over a rolling three year period so completions for 2018/19 and 2019/20 must be taken into account. These are:

- 2018/19 – 434 against a housing target of 306
- 2019/20 – 693 against a housing target of 297

Over a rolling three year period, by using the above data and the completions in Table 1 the Council is meeting its housing targets. No interventions are therefore required.

POLICY ST2: HOUSING GROWTH IN RURAL BASSETLAW

The settlement hierarchy in Policy ST1 puts the District's settlements into three categories: Main Towns, Large Rural Settlements and Small Rural Settlements. Policy ST1 monitors completions for the three Main Towns: Worksop, Retford and Harworth & Bircotes. This section of the AMR focuses on Rural Bassetlaw.

- **POLICY INDICATOR: No. of dwellings permitted and completed in each settlement in the rural area**

Large Rural Settlements are Blyth, Carlton-in-Lindrick, Langold, Misterton, and Tuxford. Table 3 shows that 1151 dwellings have been permitted in the Large Rural Settlements since 1 April 2020. Langold and Carlton-in-Lindrick have seen the highest number of dwellings permitted. This is in part due to two large sites gaining permission at the Former Firbeck Colliery, Carlton-in-Lindrick and North And West Of Chestnut Road, Langold. Both were planned for through neighbourhood plans and help meet each Parish's housing requirement. As a result, permissions in both Parishes declined thereafter.

The remaining settlements are classified as Small Rural Settlements. Since the start of the Local Plan period, there have been 973 permissions granted in the Small Rural Settlements. Over a third were in the 2020-2021 monitoring period, partly due to a permission in Rhodesia for 131 homes. Overall, between 2021/22 and 2022/23 permissions in the Small Rurals stayed relatively constant making a notable contribution to Parish housing requirements. Between 2023-2024 and 2025-2026, the number of permissions decreased, partly as a result of the Local Plan becoming advanced and subsequently being adopted and the approach taken to housing requirements for the Parishes being agreed.

Beckingham has seen the highest number of dwellings permitted, all in the early part of the plan period before the Local Plan had weight. Settlements like Gamston, Dunham-on-Trent and West Stockwith have the lowest number of permissions, potentially linked to flood risk and heritage constraints.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Blyth	4	27	10	8	7	0	56
Carlton-In-Lindrick	440	6	7	3	2	11	469
Hodsock/ Langold	166	6	296	4	0	0	472
Misterton	2	13	17	48	5	46	131
Tuxford	0	3	6	-1	5	10	23
Babworth/Ranby	0	3	1	1	0	0	5
Barnby Moor	2	0	0	1	0	1	4
Beckingham	34	48	74	0	0	0	156
Clarborough	0	2	4	0	0	-1	5
Clayworth	0	0	2	0	0	1	3
Cuckney	6	0	0	1	67	0	74
Dunham-On-Trent	0	1	1	0	0	1	3
East Drayton	2	1	6	0	7	2	18
East Markham	11	3	1	1	0	1	17
Elkesley	2	42	0	14	0	0	58
Everton	0	7	5	8	2	3	25
Gamston	0	1	0	0	0	0	1
Gringley-On-The-Hill	3	1	0	2	0	1	7
Hayton	0	1	1	0	0	2	4
Laneham	0	5	1	0	1	0	7
Lound	0	1	1	2	1	0	5
Mattersey	30	11	4	25	10	0	80
Misson	2	1	1	0	0	0	4
Nether Langwith	24	0	0	1	0	0	25
Normanton-On-Trent	0	0	2	0	3	0	5
North and South Wheatley	1	11	4	1	5	0	22
North Leverton/ Habblesthorpe	0	9	1	8	0	9	27
Rampton	1	0	1	1	0	0	3
Ranskill	20	0	30	0	0	0	50
Rhodesia	131	0	0	0	0	0	131
Scrooby	3	0	1	0	0	0	4
Shireoaks	28	0	0	10	10	-1	47
South Leverton	1	5	0	1	1	1	9
Sturton-Le-Steeple	2	1	5	11	4	10	33
Styrrup/ Oldcotes	4	0	2	2	0	1	9
Sutton-Cum-Lound	37	12	0	9	4	1	63
Treswell	2	0	4	5	0	5	16
Walkeringham	0	2	39	0	10	0	51
West Stockwith	2	0	0	0	0	0	2

Table 3: Permissions granted in the Rural Settlements 1 April 2020-31 March 2026

Since the beginning of the Local Plan period, there have been 962 housing completions in the Large Rural Settlements (Figure 1). Carlton-in-Lindrick has seen the highest number of completions, linked to the delivery of the planning permissions granted early in the plan period and under the previous Core Strategy. Completions in Langold increased significantly in

2024/25 and 2025/2026, linked to permissions for larger sites granted early in the plan period. In contrast to the relatively low number of permissions granted within the Plan period in Tuxford, 112 homes have been completed in part linked to the delivery of Ashvale Road (86 dwellings) in 2021/2022 and 2022/2023 (with permission approved prior to the plan period).

Misterton and Blyth have seen the lowest number of completions. Allocations within the Misterton neighbourhood plan review (May 2024) is expected to accelerate housing permissions and completions in future monitoring periods.

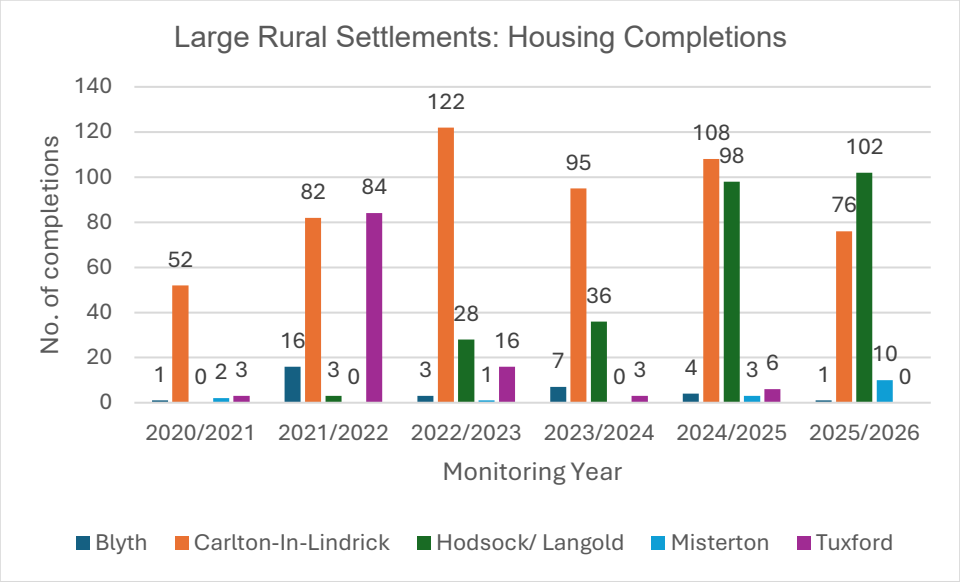


Figure 1: Large Rural Settlements completions 1 April 2020-31 March 2026

Since the beginning of the plan period, there have been 1115 completions in the Small Rural Settlements. Reflecting the pattern in the Large Rurals, completions decreased as the Plan period has progressed, from 320 completions in 2020-2021 to 99 in 2025/2026. With fewer permissions granted from 2022/23 and the Local Plan gaining weight and providing a clear spatial strategy for the rural area, completions seem to be at a more sustainable level.

Rhodesia, Shireoaks and Beckingham have seen the highest number of dwellings completed. This is partly due to a high number of homes permitted between 2015 - 2018 when the Council lacked a five-year housing land supply and an up-to-date Local Plan.

Settlement	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Blyth	1	16	3	7	4	1	32
Carlton-In-Lindrick	52	82	122	95	108	76	535
Hodsock/ Langold	0	3	28	36	98	102	267
Misterton	2	0	1	0	3	10	15
Tuxford	3	84	16	3	6	0	112
Babworth/Ranby	0	0	1	0	1	0	2
Barnby Moor	3	0	0	0	1	0	4
Beckingham	44	21	18	16	4	13	116
Clarborough/ Welham	2	1	0	1	0	4	8
Cuckney	0	2	0	0	1	0	3
East Drayton	0	2	1	1	0	1	5
East Markham	20	44	11	6	5	3	89

Settlement	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Elkesley	4	0	0	6	0	0	10
Everton	0	0	0	7	5	3	15
Gamston	0	8	0	0	2	0	10
Gringley-On-The-Hill	1	0	0	2	2	1	6
Mattersey	2	0	19	4	2	7	34
Misson	0	0	1	0	2	1	4
Milton	0	0	0	0	0	4	4
Nether Langwith	0	0	0	1	0	0	1
Normanton-On-Trent	3	1	1	3	0	0	8
North and South Wheatley	4	2	7	0	1	0	14
North Leverton/ Habblesthorpe	2	9	11	3	4	5	34
Rampton	3	9	0	1	0	0	13
Ranskill	4	10	13	17	9	8	61
Rhodesia	53	19	71	55	33	25	256
Shireoaks	62	73	45	2	0	10	192
South Leverton	1	0	1	5	0	0	7
Sturton-Le-Steeple	3	7	3	1	1	1	16
Styrrup/ Oldcotes	94	2	0	1	0	0	97
Sutton-Cum-Lound	2	3	14	10	12	13	54
Treswell	1	1	0	1	0	0	3
Walkeringham	6	0	2	34	0	0	42
West Stockwith	6	0	0	0	1	0	7
Total	**378**	**399**	**389**	**318**	**305**	**288**	**2077**

Table 4: Housing completions in the Rural Settlements 1 April 2020-31 March 2026

Development in the countryside refers to locations that are not within the Local Plan settlement hierarchy i.e. outside a settlement boundary or built form of a settlement. Housing growth in the countryside is more tightly controlled by the Local Plan to help retain the character of the countryside and manage unsustainable housing development. Table 5 shows the villages with permissions between 1 April 2020-31 March 2026.

Settlement	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Bevercotes	1	0	0	0	0	0	1
Bothamsall	0	5	0	0	0	0	5
Carburton	0	0	0	0	0	0	0
Darlton	0	0	0	0	1	0	1
Holbeck	2	0	0	0	0	0	2
Marnham	0	0	0	1	0	0	1
Milton	0	0	2	1	1	0	4
Ragnall	2	0	4	1	0	5	12
Stokeham	0	0	0	0	0	1	1
Torworth	0	1	0	0	0	0	1
Upton	0	0	0	0	1	0	1
Welham	2	2	1	0	0	0	5

Settlement	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Wiseton	0	0	4	0	1	0	5
Woodbeck	2	0	0	0	0	0	2
Total	**9**	**8**	**11**	**3**	**4**	**6**	**41**

Table 5: Permissions granted for housing in the countryside 1 April 2020 – 31 March 2026.

Since 1 April 2020, 41 dwellings have been permitted in the countryside. Ragnall has seen the highest number of permissions, alongside Bothamsall, Welham and Wiseton. This is partly reflective of the size of these villages and also the availability of land. Since the Local Plan reached advanced stage (from 2022-2023) and following adoption in 2024 a decrease in the number of permissions can be seen. This shows the effectiveness of the Local Plan in managing development in the countryside.

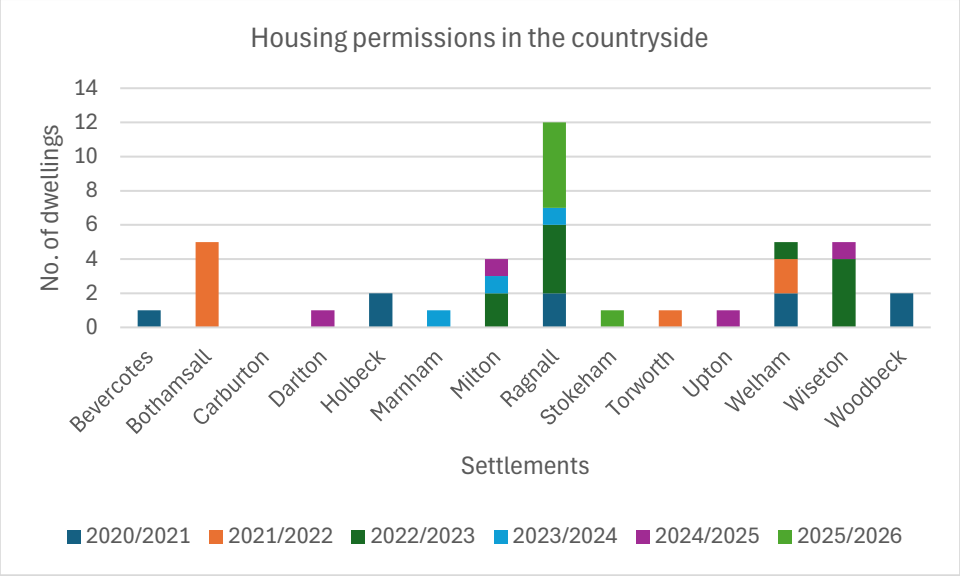


Figure 2: Housing permissions in the countryside 1 April 2020 – 31st March 2026

In total, there have been 59 completions in the countryside since 1 April 2020. The early part of the plan period saw a number of completions linked to pre-plan period permissions. However, 2024/2025 saw the highest number of completions overall. This relates to the re-development of a brownfield site at Bothamsall delivering 12 dwellings, which although in the countryside, re-uses brownfield land and is considered to be one of the appropriate exceptions in national and local planning policy (ST2). Similarly, the higher number of completions at Torworth (11), also relates to the re-use of brownfield land.

Settlement	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Askham	0	0	1	0	0	0	1
Bevercotes	0	0	0	1	0	0	1
Bothamsall	0	0	1	0	12	0	13
Church Laneham	0	0	0	0	1	0	1
Darlton	0	0	0	1	0	0	1
Grove	0	0	1	0	0	0	1
Haughton	0	0	0	0	1	0	1
Headon cum Upton	3	0	1	0	0	0	4
Holbeck	6	0	0	0	0	0	6
Milton	1	0	0	0	0	4	5

Settlement	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Saundby	0	1	0	0	0	0	1
Scrooby	1	0	0	0	1	0	2
Torworth	0	8	1	0	2	0	11
Welham	0	0	0	0	1	0	1
West Drayton/Rockley	0	1	1	0	0	0	2
West Markham	3	0	1	0	0	0	4
Wiseton	0	3	0	1	1	3	8
Woodbeck	0	0	0	2	1	0	3
Total	**14**	**13**	**7**	**5**	**20**	**7**	**66**

Table 6: Completions in the countryside, 1 April 2020-31 March 2026

- **POLICY INDICATOR: No of dwellings completed and committed in the made Neighbourhood Plans.**

In 2023/24 there were 23 made neighbourhood plans in the district. In 2025/26 there was an increase to 27. The new plans are Babworth (November 2025) and East Drayton (February 2026).

All five Large Rural Settlements have a made neighbourhood plan, although Tuxford and Langold neighbourhood plans do not include site allocations. Langold chose not to include site allocations because two large sites (east of Doncaster Road and west of Chestnut Road) had planning permission before the neighbourhood plan was adopted which met their minimum housing requirement. Tuxford neighbourhood plan review is progressing which will set the framework for housing delivery for the parish in future.

In general, neighbourhood plans look to plan for the minimum number of dwellings set by the Local Plan housing requirement for that Parish through site allocations and/or via a windfall policy that supports infill and/or small-scale growth in appropriate locations in the Parish.

As a result, housing permissions/completions generally follow on from the adoption of a neighbourhood plan or review. It is anticipated that the site allocation commitments below will start to see completions from the next monitoring period as site delivery progresses. Table 7 shows that the neighbourhood plan allocation commitments make a notable – 681 dwellings - contribution to the housing land supply in the district.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Blyth	0	5	0	0	0	0	5
Carlton-In-Lindrick	400	0	0	0	0	1	401
Hodsock/Langold	0	0	0	0	0	0	0
Misterton	0	0	9	48	0	0	57
Tuxford	0	0	0	0	0	0	0
Cuckney	6	0	0	0	0	0	6
Elkesley	0	39	0	0	0	0	39
Lound	0	0	1	0	0	0	1
Mattersey	30	10	4	25	10	0	79
North Leverton/ Habblesthorpe	0	0	0	8	0	9	17
Sturton-Le-Steeple	0	0	1	9	3	1	14
Sutton-Cum-Lound	36	11	0	1	0	0	48

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Treswell	0	0	0	0	0	5	5
Walkeringham	0	0	0	0	9	0	9
Total	**472**	**65**	**15**	**91**	**22**	**16**	**681**

Table 7: Neighbourhood plan site allocation commitments 1 April 2020-31 March 2026

Since 2020, 510 dwellings have been completed on neighbourhood plan site allocations. 85.6% were in Carlton in Lindrick, including the Former Firbeck Colliery site, and a further 8.2% were in Sutton cum Lound, including Knights Walk, two of the first 'made' plans with site allocations. In 2025-2026, Misterton started to see notable progress at Fox Covert Lane, with an additional 9 homes completed.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Blyth	0	0	2	3	0	0	5
Carlton-In-Lindrick	37	46	98	77	103	76	437
Misterton	0	0	0	0	1	9	10
Mattersey	2	0	2	3	0	8	15
Sutton-Cum-Lound	2	3	13	10	11	3	42
Sturton-Le-Steeple	0	0	0	0	0	1	1
Total	**41**	**49**	**115**	**93**	**115**	**97**	**510**

Table 8: Neighbourhood Plan Site allocation completions 1 April 2020-31 March 2026.

- **POLICY INDICATOR: No of dwellings permitted and completed on brownfield sites**

The Local Plan prioritises the use of previously developed or under-used land wherever possible to promote sustainable development in the district. As a former mining and industrial area, the district has a number of brownfield sites with permission in the rural area.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Blyth	1	14	5	0	6	0	26
Carlton-In-Lindrick	400	2	6	2	1	11	422
Hodsock/ Langold	0	6	0	4	0	0	10
Misterton	0	1	4	0	2	1	8
Tuxford	0	2	0	0	5	4	11
Clarborough/ Welham	0	2	0	0	0	-1	1
Clayworth	0	0	2	0	0	0	2
Cuckney	0	0	0	1	67	0	68
Dunham-On-Trent	0	1	0	0	0	0	1
East Drayton	0	1	0	0	0	2	3
East Markham	7	0	0	1	0	1	9
Elkesley	2	0	0	0	0	0	2
Everton	0	6	0	2	2	0	10
Gringley-On-The-Hill	2	1	0	0	0	0	3
Hayton	0	1	0	0	0	0	1
Laneham	0	1	0	0	0	0	1
Lound	0	1	0	1	1	0	3

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Misson	1	1	0	0	0	0	2
Nether Langwith	0	0	0	1	0	0	1
Normanton-On-Trent	0	0	0	0	3	0	3
North and South Wheatley	0	0	3	1	1	0	5
Rampton	0	0	0	1	0	0	1
Ranskill	0	0	3	0	0	0	3
Rhodesia	4	0	0	0	0	0	4
Scrooby	3	0	0	0	0	0	3
Sturton-Le-Steeple	0	1	0	1	1	9	12
Styrrup/ Oldcotes	0	0	1	0	0	0	1
Sutton-Cum-Lound	2	1	0	8	2	1	14
Treswell	2	0	0	5	0	5	12
Total	**424**	**42**	**24**	**28**	**91**	**33**	**642**

Table 9: Housing permissions on brownfield land, 1 April 2020-31 March 2026

66% of housing consented on brownfield land were in Carlton-in-Lindrick, as a result of the Former Firbeck Colliery Site gaining permission for 400 homes in 2020/21. More recently in 2024/25, permission for 67 homes at the former Welbeck Colliery means Cuckney contributes 11% to the total number of homes permitted on brownfield land.

Elsewhere in the rural area brownfield land numbers are more modest, for small scale infill, reflecting the rural context and the availability of brownfield land in sustainable locations within the built form of settlements.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Blyth	0	2	0	0	3	0	5
Carlton-In-Lindrick	4	0	57	73	105	76	315
Hodsock/ Langold	0	1	5	0	0	4	10
Misterton	0	0	0	0	0	3	3
Tuxford	1	2	5	3	5	0	16
Beckingham	0	0	0	0	1	0	1
Cuckney	0	0	0	0	1	0	1
East Drayton	0	0	0	1	0	1	2
East Markham	11	33	7	0	0	1	52
Elkesley	0	0	0	6	0	0	6
Everton	0	0	0	3	4	1	8
Gamston	0	8	0	0	1	0	9
Gringley-On-The-Hill	1	0	0	1	2	1	5
Misson	0	0	1	0	0	0	1
Nether Langwith	0	0	0	1	0	0	1
Normanton-On-Trent	1	0	1	1	0	0	3
North and South Wheatley	1	0	1	0	0	0	2
North Leverton/ Habblesthorpe	0	9	0	0	0	0	9

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Ranskill	1	0	0	0	0	0	1
Rhodesia	31	5	4	0	0	0	40
Shireoaks	0	0	0	0	0	0	0
South Leverton	1	0	0	0	0	0	1
Sturton-Le-Steeple	0	0	2	0	1	0	3
Styrrup/ Oldcotes	94	0	0	0	0	0	94
Sutton-Cum-Lound	0	1	1	0	0	2	4
Treswell	1	1	0	1	0	0	3
Walkeringham	6	0	0	0	0	0	6
West Stockwith	0	0	0	0	1	0	1
Total:	**153**	**62**	**84**	**90**	**124**	**89**	**602**

Table 10: Housing completions on brownfield land, 1 April 2020-31 March 2026

In total, there have been 602 completions on brownfield sites in the Large and Small Rural Settlements in the plan period. Most are small scale infill, reflecting the nature of available sites in the majority of rural settlements.

An exception is the Former Firbeck Colliery Site, which significantly increased the number of completions on brownfield sites between 2022/23 to 2025/2026, contributing 52.3% of the overall total. Another notable completion, contributing 15.6% is the conversion of offices in Styrupp / Oldcotes to housing.

The Local Plan spatial strategy directs housing to the Main Towns and Large and Small Rural Settlements, but where appropriate a limited number of permissions have been granted in the countryside mostly as a result of the conversion of buildings within an agricultural complex. Given the limited number of permissions in Table 11 below the spatial strategy is being effective in directing growth to sustainable locations whilst making good use of brownfield land where appropriate.

Settlement	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Bevercotes	1	0	0	0	0	0	1
Bothamsall	0	5	0	0	0	0	5
Darlton	0	0	0	0	1	0	1
Milton	0	0	0	0	1	0	1
Ragnall	0	0	0	1	0	5	6
Stokeham	0	0	0	0	0	1	1
Welham	2	2	0	0	0	0	4
Woodbeck	2	0	0	0	0	0	2
Total	**5**	**7**	**0**	**1**	**2**	**6**	**21**

Table 11: Permissions on brownfield land in the countryside 1 April 2020-31 March 2026

31.5% of completions on brownfield land in the countryside are as a result of the conversion of stables at Bothamsall Hall, an outlier. Otherwise, completions follow a similar pattern to permissions, mostly small scale as appropriate for a countryside setting.

Settlement	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Bevercotes	0	0	0	1	0	0	1
Bothamsall	0	0	0	0	12	0	12

Settlement	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Church Laneham	0	0	0	0	1	0	1
Darlton	0	0	0	1	0	0	1
Headon cum Upton	1	0	1	0	0	0	2
Milton	1	0	0	0	0	4	5
Scrooby	0	0	0	0	1	0	1
Torworth	0	8	0	0	0	0	8
Welham	0	0	0	0	1	0	1
West Drayton/Rockley	0	1	1	0	0	0	2
West Markham	1	0	0	0	0	0	1
Woodbeck	0	0	0	2	1	0	3
Total:	**3**	**9**	**2**	**4**	**16**	**4**	**38**

Table 12: Brownfield site completions in the countryside 1 April 2020-31 March 2026

- **POLICY INDICATOR: No of dwellings permitted and completed through the conversion of existing buildings.**

The conversion of existing buildings can provide a useful supply of housing. Over the plan period the introduction of prior approvals and subsequent associated changes to national legislation has led to a consistent, but relatively low level of conversions being permitted over the Plan period. This may be a factor in the peak seen in 2023/24.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Blyth	1	0	0	0	0	0	1
Carlton-In-Lindrick	0	6	4	1	2	0	13
Hodsock/ Langold	0	0	0	4	0	0	4
Misterton	0	0	1	0	4	1	6
Tuxford	0	1	1	0	4	1	7
Babworth/Ranby	0	0	0	1	0	0	1
Clarborough/ Welham	0	1	0	0	0	-1	0
Cuckney	0	0	0	1	0	0	1
Dunham-On-Trent	0	1	0	0	0	0	1
East Drayton	0	1	0	0	0	2	3
East Markham	8	0	0	1	0	1	10
Elkesley	0	0	0	9	0	0	9
Everton	0	1	1	5	2	0	9
Gringley-On-The-Hill	3	0	0	1	0	0	4
Hayton	0	0	1	0	0	0	1
Laneham	0	4	1	0	0	0	5
Lound	0	0	0	0	0	0	0
Misson	0	0	1	0	0	0	1
North and South Wheatley	0	5	2	0	3	0	10
Ranskill	0	0	3	0	0	0	3
Scrooby	1	0	0	0	0	0	1
South Leverton	0	0	0	0	0	1	1

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Sturton-Le-Steeple	2	0	0	0	1	9	12
Styrrup/ Oldcotes	4	0	0	2	0	0	6
Sutton-Cum-Lound	1	0	0	8	3	1	13
Treswell	0	0	4	0	0	0	4
West Stockwith	2	0	0	0	0	0	2
Total	**22**	**20**	**19**	**33**	**19**	**15**	**128**

Table 13: Permissions for conversions 1 April 2020-31 March 2026.

Between 1 April 2020-31 March 2026 completions from conversions appear high, but this is as a result of the conversion of offices to flats in Styrrup/Oldcotes. This is an outlier as the wider employment area is adjacent to Harworth & Bircotes and within an established employment area. Excluding this scheme, completions do not exceed 22 per year.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Blyth	0	1	0	0	0	0	1
Carlton-In-Lindrick	0	0	0	1	5	0	6
Hodsock/ Langold	0	0	0	0	0	0	0
Misterton	0	0	0	0	0	1	1
Tuxford	1	2	1	3	5	0	12
Babworth/Ranby	0	0	1	0	1	0	2
Beckingham	0	0	0	0	1	0	1
Clarborough/ Welham	1	0	0	0	0	0	1
Cuckney	0	0	0	0	1	0	1
East Drayton	0	0	0	1	0	1	2
East Markham	4	7	0	0	0	1	12
Everton	0	0	0	5	3	1	9
Gamston	0	8	0	0	1	0	9
Gringley-On-The-Hill	1	0	0	1	2	1	5
Mattersey	0	0	0	1	0	-1	0
Nether Langwith	0	0	0	1	0	0	1
Normanton-On-Trent	0	0	1	0	0	0	1
North and South Wheatley	1	2	1	0	0	0	4
North Leverton/ Habblesthorpe	1	0	0	0	0	0	1
Rampton	2	0	0	0	0	0	2
Ranskill	1	0	0	0	0	0	1
Sturton-Le-Steeple	0	0	1	1	1	0	3
Styrrup/ Oldcotes	94	2	0	0	0	0	96
Sutton-Cum-Lound	0	0	0	0	1	2	3
West Stockwith	0	0	0	0	1	0	1
Total	**106**	**22**	**5**	**14**	**22**	**6**	**175**

Table 14: Completions from conversions 1 April 2020-31 March 2026

As with brownfield land development, the number of permissions for conversions in the countryside is much lower than for the rural settlements, further evidence that the spatial strategy is effective in managing growth in the countryside.

Settlement	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Bothamsall	0	5	0	0	0	0	5
Darlton	0	0	0	0	1	0	1
Holbeck	2	0	0	0	0	0	2
Milton	0	0	0	0	0	4	4
Ragnall	2	0	0	1	0	0	3
Stokeham	0	0	0	0	0	1	1
Torworth	0	1	0	0	0	0	1
Upton	0	0	0	0	1	0	1
Welham	1	0	0	0	0	0	1
Wiseton	0	0	4	0	1	3	8
Woodbeck	2	0	0	0	0	0	2
Total	**7**	**6**	**4**	**1**	**3**	**8**	**29**

Table 15: Planning permissions for conversions in the countryside 1 April 2020-31 March 2026

In total, there have been 52 completions from conversions in the countryside in the Plan period. In general, conversions contribute a relatively low amount to the supply. There are two outliers: conversion of stables in Bothamsall to 12 dwellings (2024/25) and the conversion of the Former Separatist Inn, Torworth to 8 dwellings (2021/22).

Settlement	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Askham	0	0	1	0	0	0	1
Bothamsall	0	0	1	0	12	0	13
Grove	0	0	1	0	0	0	1
Haughton	0	0	0	0	1	0	1
Holbeck	6	0	0	0	0	0	6
Saundby	0	1	0	0	0	0	1
Scrooby	0	0	0	0	1	0	1
Torworth	0	8	1	0	2	0	11
Welham	0	0	0	0	1	0	1
West Drayton/Rockley	0	1	1	0	0	0	2
West Markham	3	0	0	0	0	0	3
Wiseton	0	3	0	1	1	3	8
Woodbeck	0	0	0	2	1	0	3
Total	9	13	5	3	19	3	52

Table 16: Completions from conversions 1 April 2020 – 31 March 2026

POLICY ST3: WORKSOP CENTRAL

Policy ST1: Bassetlaw Spatial Strategy directs a proportion of Worksop's housing growth to the Worksop Central Area to help regenerate the town centre area and achieve a balanced and inclusive community.

Policy ST3 states that a DPD would seek to provide 238 dwellings in the area by 2038. However, the policy recognises that this does not need to be in the form of site allocations. Prior to the DPD being put in place, other housing proposals that contribute to the Local Plan policy framework and that do not prejudice the outcomes of the policy would be supported.

- **POLICY INDICATOR: No of dwellings permitted and completed in the Worksop Central Area.**

Between 2020/21 - 2025/26, 314 dwellings have been permitted in the Worksop Central area. 79% of these were permitted in three monitoring periods: 2020-2021, 2021-2022 and 2025-2026. In 2020/2021 and 2021/2022, this is partly due to permissions being granted to convert public sector buildings at the Former Magistrates Court, the Former Police Station and the Former Ryton Park Primary School. In 2025/2026, this is due to dwellings being permitted as part of the Priory Centre regeneration scheme. The decline in 2022/23 and 2023/24 could be linked to a lack of activity following the Covid Pandemic.

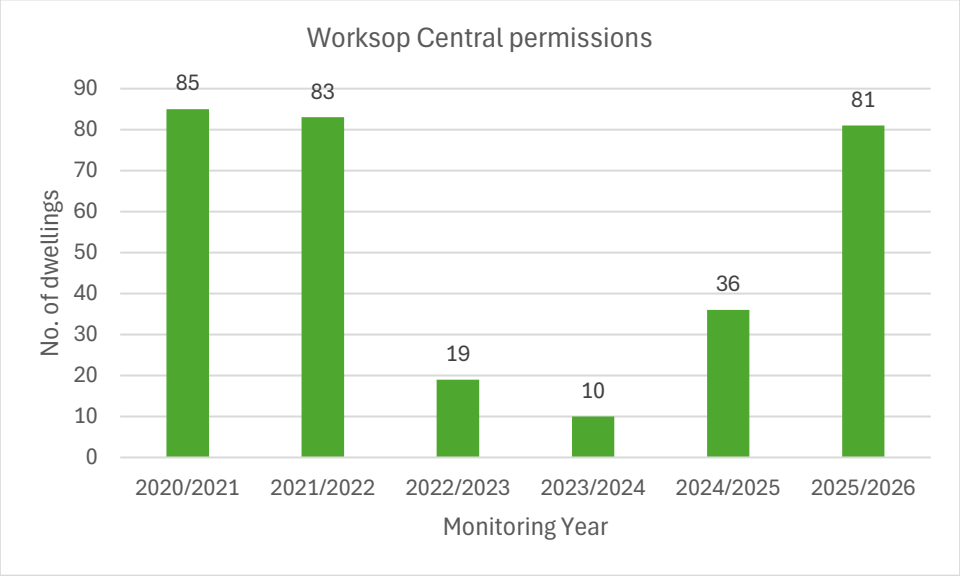


Figure 3: Worksop Central Area permissions 1 April 2020-31 March 2026

Since the start of the plan period, 177 dwellings have been completed in the Worksop Central Area. 84% were completed between 2022-2023 and 2024-2025, partly linked to the permissions identified above. In 2025-2026, there were only 2 completions, the lowest since the Plan period began. This could be because there are fewer opportunities available to convert larger buildings to housing and many of the buildings with permission are within heritage assets which can take longer to convert. However, with permissions increasing in 2025/2026, the number of completions should increase in subsequent monitoring periods.

This shows the policy approach is working well, with 74% of the housing contribution identified by the Plan being delivered by 2025/26, whilst also making positive use of buildings with a sustainable town centre location.

2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	Total
21	5	70	51	28	2	177

Table 17: Worksop Central Area completions 1 April 2020-31 March 2026.

- **POLICY INDICATOR: No of permitted and completed housing developments on brownfield sites in the Central Area.**
- **POLICY INDICATOR: No of dwellings permitted and completed through the conversion of existing buildings.**

Worksop Central encompasses the town centre and includes several densely developed terraced streets and a number of key buildings that over the plan period have become

available for redevelopment, as a result of public sector organisations consolidating their operations and/or smaller units/upper floors being converted into flats.

As a result, all permissions and completions were on brownfield land. Similarly, all but four dwellings permitted were from the conversion of underused buildings. Of the 177 completions, 21 homes were new builds, resulting from the redevelopment of the Former Anchor Inn site and the Former Westgate Car Park.

This highlights that the policy approach of prioritising brownfield land and re-using buildings for residential use in Worksop Central is having a positive impact on the regeneration of the area.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/2026	Total
Permissions	85	83	19	10	36	81	314
Completions	21	5	70	51	28	2	177

Table 18: Worksop Central brownfield land permissions/completions 1 April 2020 – 31 March 2026

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/2026	Total
Permissions	85	80	19	9	36	37	266
Completions	9	0	70	47	28	2	156

Table 19: Worksop Central conversion permissions/completions 1 April 2020 – 31 March 2026

Policy indicator: Amount of permitted and completed employment land (ha) in the Worksop Central Area will be covered under Policy ST8.

POLICY ST4: COTTAM PRIORITY REGENERATION AREA

- **POLICY INDICATOR: Creation of a masterplan for the site to be agreed with the Council.**

The landowners of Cottam Power Station, EDF are understood to be considering options for the future of the site. This will inform future work on the wider Trent Valley Supercluster, which the landowners as well as the Council, EMCCA and other partners are actively engaged in progressing.

POLICY ST5: PROVISION OF LAND FOR EMPLOYMENT DEVELOPMENT

- **POLICY INDICATOR: Total floorspace (sqm) developed for economic purposes.**
- **POLICY INDICATOR: Total varied type of economic land use(s) completed.**
- **POLICY INDICATOR: Net change in storage & distribution floorspace in Bassetlaw.**

Policy ST1 sets a requirement for 193ha of general employment land over the plan period. Policy ST5 allocates 205.8ha of employment land across nine General and Larger Unit Employment Sites to meet this need. An additional 118ha is allocated for sub-regional and/or regional large-scale logistics (Class B8) only.

In terms of meeting general employment needs, four sites have seen completions since 2020/21. Symmetry Park saw an early completion in 2020/21 (13,935sqm) for Butternut Box. This was followed by completions on three sites in 2022/23: two units at Snape Lane (106,858sqm), one unit at Manton Wood (50,005sqm) for DHL and the second phase of Symmetry Park for B&Q distribution (52,281sqm). All are for B8 use indicating the strong demand for this type of unit adjacent to the district's strategic road network, the A1 and A57.

In 2025/2026, further phases of Symmetry Park (1,819sqm) and Snape Lane (71,424sqm) were completed and Shireoaks Common was completed (48,691sqm).

Monitoring Year	E (g)	B2	B8	B2/B8	Total
Floorspace (Sqm)					
2020/2021	0	0	13,935	0	13,935
2021/2022	0	0	0	0	0
2022/2023	0	0	209,144	0	209,144
2023/2024	0	0	0	0	0
2024/2025	0	0	0	0	0
2025/2026	0	0	120,115	1,819	121,934
Total	**0**	**0**	**343,194**	**1,819**	**345,013**

Table 20: General and Larger Unit Employment Site Completions, 1 April 2020-31 March 2026

- **POLICY INDICATOR: Amount of vacant employment land.**

The amount of vacant land correlates with the completions identified in Table 20. At the start of the plan period there was 209.6ha of employment land available (gross). The overall amount of vacant land reduced to 205.8ha in 2020/21 as a result of the completion of phase 1 at Symmetry Park. A further reduction in vacant land was seen in 2022/23 through the delivery of Snape Lane (Phase 1), Manton Wood (Phase 1) and Symmetry Park (Phase 2). As of 31 March 2026, the amount of vacant employment land was 108.69ha due to 29.1ha of land being completed at Symmetry Park, Snape Lane and Shireoaks Common.

Notably, two general employment site allocations at Shireoaks Common and Symmetry Park are now complete.

Site	Gross Available Land (Ha)	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
EM001: Shireoaks Common	12	12	12	12	12	12	0
EM002: Symmetry Park	20.3	16.8	16.8	1.19	1.19	1.19	0
EM003: Centre of Excellence for Modern Construction	16	16	16	16	16	16	16
EM004: Welbeck Colliery	3	3	3	3	3	3	3
EM005: Carlton Forest	6.5	6.5	6.5	6.5	6.5	6.5	6.5
EM006: Trinity Farm	2.7	2.7	2.7	2.7	2.7	2.7	2.7
EM007: Snape Lane	81.2	81.2	81.2	42.6	42.6	42.6	25.7
EM008a: Former Bevercotes Colliery	43	43	43	43	43	43	43
EM008b: Manton Wood	24.9	24.6	24.6	10.8	10.8	10.8	10.8
TOTAL	**209.6**	**205.8**	**205.8**	**137.79**	**137.79**	**137.79**	**108.69**
SEM001: Apleyhead Junction	118.7	118.7	118.7	118.7	118.7	118.7	118.7

Table 21: Employment Allocations – Vacant Land, 1 April 2020-31 March 2026

No development has taken place at the strategic employment site, Apleyhead Junction in the plan period.

- **POLICY INDICATOR: Employment status by residents and job type.**
- **POLICY INDICATOR: Average gross weekly earnings.**
- **POLICY INDICATOR: No and size of businesses at both Enterprise and Local Unit Level.**

Due to the timing of the publication of NOMIS Labour Market Profile - Nomis - Official Census and Labour Market Statistics there has been no change to these indicators since the 2024/25 AMR.

POLICY ST7: EMPLOYMENT SITES

Policy ST7 protects Existing and Rural Employment Sites for identified employment uses to maintain their viability as employment locations. Existing Employment Sites are located in the strongest demand areas within the Main Towns and Large Rurals. Rural Employment Sites lie outside the development boundary or built-up area and meet local employment needs or have specific locational requirements that justify their rural location.

The loss of employment uses on a site could be an indication that the market demand in a location is changing. Ongoing monitoring of this issue will help inform future policy direction.

- **POLICY INDICATOR: Total new floorspace (sqm) permitted or completed for E(g), B2, B8 uses at the Existing Employment Sites**

Monitoring Year	E (g) (sqm)	B2 (sqm)	B8 (sqm)	Total:
2020/2021	234.3	324	5734	6292.3
2021/2022	0	328.4	2378	2706.4
2022/2023	450	12060	162	12672
2023/2024	395	3670.3	1759	5824.3
2024/2025	0	681	0	681
2025/2026	293	3590.98	3300.4	7184.38
Total	**1372.3**	**20654.68**	**13333.4**	**35360.38**

Table 22: Existing Employment Sites permissions (sqm) 1 April 2020-31 March 2026

Between 1 April 2020-31 March 2026, 35,360.38sqm of new floorspace was granted within the Existing Employment Sites. This reinforces the approach taken by the spatial strategy to promote employment uses within the most sustainable locations in the district.

In general, permissions at these sites are led by the needs of the business, with many being extensions or additional capacity to support ongoing business growth. In other cases, permissions are for infill plots within an employment site, making good use of underused land within a sustainable location. This was the case in 2025/26, which saw over 7000sqm of floorspace permitted at three sites in Worksop: Claylands Avenue, Sandy Lane, and Highgrounds Industrial Estate.

Monitoring Year	E (g) (sqm)	B2 (sqm)	B2/B8 (sqm)	B8 (sqm)	E(g)/B2/B8 (sqm)	Total:
2020/2021	50.76	976	0	757	0	1783.76
2021/2022	234.3	626	0	4206	3994.4	9060.7
2022/2023	0	10559	0	0	0	10559
2023/2024	0	8492	0	4809	0	13301
2024/2025	395	351	0	1188	0	1934
2025/2026	0	328	0	0	0	328
Total	**680.06**	**21332**	**0**	**10960**	**3994.4**	**36966.46**

Table 23: Existing Employment Sites completions (sqm) 1 April 2020-31 March 2026

Build out rates for extensions, change of use or small scale new build within an existing area can be relatively quick, so permissions can often be completed in following year(s). This

contributes to a higher level of completions in 2023/24, in part from Blyth Road East, Harworth and also from other completions at Blyth Road West, Harworth.

Completions for employment floorspace were lower in 2025/26 than in previous years. This could be because available space at the existing sites is becoming more limited, and/or because businesses are not looking to invest in the current economic climate. However, with 7184sqm permitted in the 2025/2026, the amount of employment completions could increase in future monitoring years. This position will be kept under review to ensure existing businesses have sufficient land available in sustainable locations to meet their needs.

- **POLICY INDICATOR: Total new floorspace (sqm) permitted or completed for B2, B8 uses at the Rural Employment Sites.**

Monitoring Year	B2 (sqm)	B8 (sqm)	Total
2021/2022	0	551	551
2024/2025	2806	147	2953
2025/2026	997	0	997
Total	**3803**	**698**	**4501**

Table 24: Rural Employment Sites permissions (sqm) 1 April 2020 – 31 March 2026

Policy ST7 identifies seven rural employment sites. Activity has been limited since the start of the plan period. But there was a notable increase in 2024/25 and 2025/26 with permissions granted for new floorspace at three sites: Chainbridge Lane, Lound; Headon Camp, Headon and Ashvale Road, Tuxford. This could be linked to the adoption of the Local Plan in 2024 confirming the approach to be taken to growth at these locations.

With limited permissions granted prior to 2024/25 it is unsurprising that completions have been low in the Plan period, with only 1843sqm of floorspace completed at Headon Camp.

- **POLICY INDICATOR: Amount of employment land/floorspace changed to non E(g), B2, B8 uses (ha/sqm) at the Existing Employment Sites.**

In the early part of the plan period few losses were seen to non E(g), B2, B8 uses. However, in 2023/24 and 2024/25, 10,998.06sqm (1.09ha) was lost. This includes 3,271 sqm at Sandy Lane, Worksop to retail, commercial and a fire station within the Vesuvius Way development and 3,674 sqm at Highgrounds Industrial Estate, Worksop to drive thrus and commercial development.

This could indicate a demand for commercial/non employment space in the district or in these types of locations. Activity at these sites will therefore be kept under review.

Monitoring Year	Employment floorspace loss (sqm)	Employment land loss (ha)
2020/2021	200	0.02
2021/2022	0	0
2022/2023	0	0
2023/2024	7511.50	0.75
2024/2025	2090.30	0.22
2025/2026	1382.51	0.13
Total	**11,184.31**	**1.12**

Table 25: Employment land/floorspace lost at Existing Employment Sites 1 April 2020-31 March 2026

- **POLICY INDICATOR: Amount of employment land/floorspace changed to non B2, B8 uses (ha/sqm) at the Rural Employment Sites.**

The policy approach to protect Rural Employment Sites for B2 and B8 uses is proving effective, with only one small loss recorded in 2022/23 at Gamston Airfield Business Park. This involved the loss of 4821 sqm of B8 space to accommodate a New Safety & Assurance Centre to support a test track at the adjoining Gamston Airfield. Although this involved a small loss of employment land it facilitated wider local and regional economic growth and 47 FTEs on site which outweighed the loss of the B8 space.

Policy ST8: Rural Economic Growth and Economic Growth Outside Employment Areas

- **POLICY INDICATOR: Total floorspace permitted or completed for employment uses in Rural Bassetlaw.**

Bassetlaw is a large, primarily rural district, with a number of established businesses operating outside of designated sites. Policy ST8 is supportive of the ongoing sustainable growth of rural business to contribute to a thriving rural economy. Permissions/completions are directly linked to growth/needs of individual businesses and confirm the approach taken by the policy is effective.

The Covid pandemic may have had an impact on completions in 2020/21 and permissions in 2021/22 shown by low activity. Permissions increased from 2022/23 as a result of business specific growth including at JG Pears (3660sqm) and in 2023/24 at Ballards Removals (7201sqm).

Completions likely followed the increase in permissions peaking in 2023/24. This is partly as a result of two larger business expansions at Ballards Removals (7201sqm) and Rocket Site, Misson (2958sqm).

Monitoring Year	Floorspace permitted (sqm)	Floorspace completed (sqm)
2020/2021	5,358	90.8
2021/2022	407	4,043
2022/2023	4900.5	1,011
2023/2024	9,694.60	11,368.50
2024/2025	7,549.7	1907.90
2025/2026	4,952.32	2,272.80
Total	**33078.12**	**20,694.00**

Table 26: Employment floorspace permitted/completed in the rural area 1 April 2020-31 March 2026

- **POLICY INDICATOR: The amount of employment permitted and completed on greenfield and brownfield sites (ha).**

A key element of Policy ST8 is that proposals make good use of previously developed land and existing buildings, where appropriate. It is therefore positive that more brownfield land than greenfield land has been permitted and completed in the rural area since 1 April 2020.

Overall, 67.78% of land permitted was brownfield and 84% of completions are on brownfield land. Table 27 shows that in 2020/21, no permissions were granted on greenfield land, whilst between 2020-2023 and in 2025-2026, no completions involved greenfield land, showing the policy approach is helping to inform sustainable growth in the rural area.

	Employment land permitted (ha)			Employment land completed (ha)		
Monitoring Year	**BF**	**GF**	**Total**	**BF**	**GF**	**Total**
2020/2021	0.5358	0	0.5358	0.00908	0	0.00908
2021/2022	0.0165	0.242	0.0407	0.4043	0	0.4043
2022/2023	0.19425	0.2958	0.49005	0.1011	0	0.1011
2023/2024	0.96406	0.0054	0.96946	0.84105	0.2958	1.13685
2024/2025	0.14737	0.6121	0.75947	0.16119	0.0296	0.19079
2025/2026	0.37207	0.12316	0.49523	0.22728	0	0.22728
Total	**2.23005**	**1.27846**	**3.29071**	**1.744**	**0.3254**	**2.0694**

Table 27: Brownfield/greenfield employment land permissions/completions, 1 April 2020-31 March 2026

- **POLICY INDICATOR: Amount of existing employment land lost to non-economic uses (ha).**

Monitoring shows an overall negligible loss of 0.35ha of employment land in the rural area between 1 April 2020 and 31 March 2026. This shows that the policy approach is effective in managing the change of use of employment land in the countryside, ensuring such uses are being located in sustainable locations in accordance with the Local Plan's spatial strategy.

Monitoring Year	Employment land – loss (ha)
2020/2021	0.008
2021/2022	0
2022/2023	0.3324
2023/2024	0
2024/2025	0
2025/2026	0.0194
Total	**0.3598**

Table 28: Employment land lost in rural area 1 April 2020-31 March 2026

POLICY ST9: LARGE RURAL BROWNFIELD SITES

- **POLICY INDICATOR: Total amount of economic or environmental land permitted/completed for national, regional or sub-regional use (ha).**
- **POLICY INDICATOR: Amount of land developed for non economic/environmental uses (ha).**

Seven permissions have been granted on large rural brownfield sites during the plan period. Six are at the Former High Marnham Power Station site and one is at West Burton former coal fired power station site. All are part of wider masterplans for each site, to facilitate regional growth through a clean energy and innovation hub within the wider Trent Valley.

The permissions at High Marnham include two for the production of green hydrogen and another to construct and operate a prototype facility for the production of hydrogen from ammonia.

The economic permissions relate to office and storage facilities at both sites. A temporary office building was completed at West Burton in 2023/24 to support the ongoing work to bring the STEP fusion facility to the site. A subsequent permission granted in 2025/2026 was for an extension to the temporary offices to support increased operations at the site.

No land has been completed for non economic/environmental uses.

	Permissions (ha)				Completed (ha)
Monitoring Year	**Economic**	**Economic and Environmental**	**Environmental**	**Total**	
2020/2021	0	0	0	0	0
2021/2022	0	0	0	0	0
2022/2023	0.0068	0	0	0.0068	0.14
2023/2024	0.0312	12.21	0	12.2412	0.03
2024/2025	0	0	0.24	0.24	0
2025/2026	0.0957	0	0	0.0957	0
Total	**0.1337**	**12.21**	**0.24**	**12.5837**	**0.17**

Table 31: Permissions/completions at Large Rural Brownfield Sites 1 April 2020-31 March 2026

POLICY ST10: VISITOR ECONOMY

- **POLICY INDICATOR: The no of new or extensions to existing sites for camping, caravans, lodges and chalet pods, in terms of plots/pitches.**

During the plan period there has been growth in the number of plots/pitches completed to support the visitor economy. 128 additional plots/pitches have been provided, 72% were caravan plots, in general for static caravans, including the extension of several sites. This shows there is demand for this type of accommodation in the district. The lack of completions in 2021/22 could be as a result of the Covid pandemic.

2023/24 saw the completion of new lodges and chalets, both were to replace camping sites, indicating a lack of demand for camping and owners diversifying to meet visitor needs.

Monitoring Year	Camping pitches	Caravan plots	Lodges plots	Chalet Pod plots	Total
2020/2021	0	12	0	0	12
2021/2022	0	0	0	0	0
2022/2023	0	19	0	0	19
2023/2024	8	38	14	10	70
2024/2025	0	15	0	0	15
2025/2026	0	12	0	0	12
Total	**8**	**96**	**14**	**10**	**128**

Table 32: No. of pitches/plots completed 1 April 2020 – 31 March 2026

- **POLICY INDICATOR: The no of existing and new tourist facilities, including visitor accommodation, within the Main Towns, Large and Small Rural Settlements.**

Between 1 April 2020-31 March 2026 one new hotel was developed, a Premier Inn at Worksop (2023/23) bringing 84 new rooms to the market.

One new tourist facility was completed in Tuxford in 2024/25, as an extension to the existing Walks of Life museum.

POLICY ST11: TOWN CENTRES, LOCAL CENTRES, LOCAL SHOPS AND SERVICES

- **POLICY INDICATOR: Total vacant E(a) units per town/local centre**

E(a) units are used for the display or retail sale of goods, other than hot food as set out by the Use Classes Order 1987 (as amended). This includes convenience and comparison outlets. Assessing the number of vacant E(a) units helps assess the vitality and viability of town/local centres.

The number of vacant E(a) units varies across the district's town/local centres and should be considered in relation to the overall size of each centre. Reflecting the national picture, over the past two monitoring years, the number of vacant E(a) units has increased in Worksop and Retford town centres. Although in a positive trend the number of vacancies has declined in Harworth & Bircotes.

	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Harworth & Bircotes	1	1	2	2	4	2
Retford	8	4	10	9	10	15
Worksop	33	33	38	34	38	41
Total	**42**	**38**	**50**	**45**	**52**	**58**

Table 33: E(a) Vacant units - Town Centres

Worksop records the highest number of vacant E(a) units within the district. There has been an increase from 38 vacant units in 2024-2025 to 41 units in 2025-2026, above those recorded during previous monitoring years. This suggests that while some units may have been reoccupied over time, a number of retail premises continue to experience prolonged vacancy.

In 2025-2026, 49% (20 units) of the total 41 vacant E(a) units were located within the Priory Centre. However, the Council is currently leading an extensive regeneration programme for the Priory Centre site. Completion of the works is expected to see a change in the pattern of vacancies in thus part of the town centre.

Even by taking this into account that leaves 21 vacant units within the town centre mostly situated on Bridge Street/Bridge Place. However, the Council is in using the High Street Rental Auction process to proactively work with property owners to secure viable uses within vacant units. Although the units appear vacant, considerable work is ongoing to secure long term occupation, with many units in the final stages of securing re-use. This is anticipated to be reflected in vacancy rates in the next monitoring period.

Retford has experienced a notable increase in vacant E(a) units during the current monitoring period, rising from 10 units in 2024-2025 to 15 units in 2025-2026. This represents the highest level recorded during the monitoring period and may indicate growing challenges in attracting occupiers within the town centre. As with Worksop, the High Street Rental Auction is expected to secure re-use over the next monitoring period which should see a decline in vacancies.

Harworth & Bircotes has seen vacant E(a) units reduce from 4 units in 2024-2025 to 2 units in 2025-2026. Whilst numbers remain relatively small, this reduction represents a positive change and may indicate an improvement in occupancy levels within the centre.

	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Carlton-in-Lindrick	0	0	0	2	0	0
Langold	1	1	1	2	2	3
Misterton	0	0	0	0	0	0

	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Retford: Welbeck Road	0	0	0	0	0	0
Tuxford	0	1	1	1	1	1
Worksop: Celtic Point	0	0	1	0	0	
Worksop: Prospect Precinct	0	0	0	0	0	0
Worksop: Retford Road	0	0	0	0	0	0
Total	**1**	**2**	**3**	**5**	**3**	**4**

Table 34: E(a) Vacant units - Local Centres

Vacancy levels across Bassetlaw's Local Centres remain low overall, although there has been a slight increase during the current monitoring period. Most Local Centres, including Carlton-in-Lindrick, Misterton, Retford (Welbeck Road), and the Worksop centres at Celtic Point, Prospect Precinct and Retford Road, recorded no vacant E(a) units during 2025-2026.

Overall, the evidence suggests that the Local Centres continue to function well and provide accessible retail facilities that help meet local day-to-day needs. The low level of vacant E(a) units indicates that these centres continue to perform an important role in serving their local communities.

However, Langold recorded a slight increase of 3 vacant E(a) units, an increase from 2 units in 2024-2025, whilst Tuxford recorded 1 vacant E(a) unit, unchanged from the previous monitoring year. Annual monitoring will ensure patterns in vacancies within local centres is kept under review.

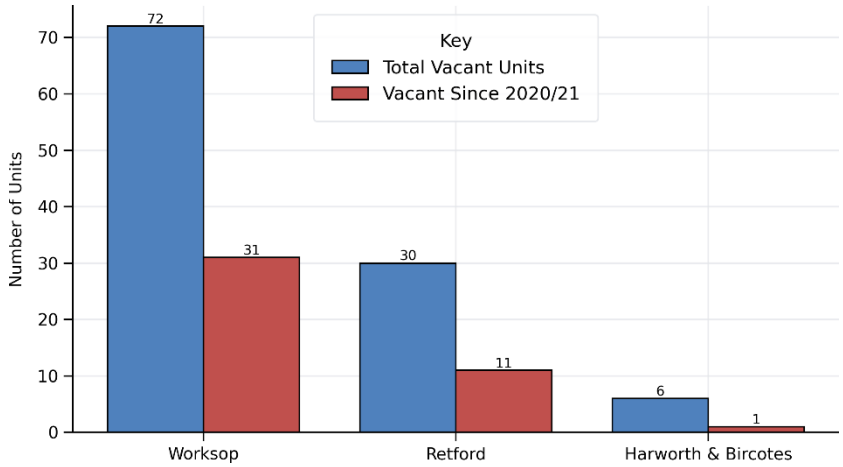


Figure 4: Total Number of Vacant Units in Town Centres

In 2025-2026, 25% (72 units) out of a total of 289 units were vacant in Worksop Town Centre. Of these, 43% (31 units) have been vacant since 2020-2021, indicating a significant proportion of long-term vacancies. As above, vacancies are mostly clustered at the Priory Centre (20 units) and Bridge Street (21 units), where targeted intervention is anticipated to improve occupancy and maintain town centre vitality.

In 2025-2026, the overall vacancy rate in Retford remained at 10% (30 units) out of a total of 295 units, of which 37% (11 units) are long-term vacancies that have persisted since 2020-2021. The presence of long-term vacancies in areas such as the Market Place, The Square and Bridgegate Centre is expected to be improved through the High Street Rental Auction and other focused measures to encourage the re-use of town centre premises.

In 2025-2026, 10% (6 units) out of a total of 61 units were vacant in Harworth & Bircotes Town Centre, of which 17% (1 unit) has remained vacant since 2020-2021. Given the relatively small size of Harworth & Bircotes Town Centre, this level of long-term vacancy is noticeable and suggests that this unit is proving difficult to attract new occupiers. Even a small number of vacant units can make a visible difference in a centre of this scale.

- **POLICY INDICATOR: Number of units lost to non-E(a) uses**

Overall, monitoring indicates that no E(a) units were lost to non-E(a) uses within the district's designated town and local centres during the 2025-2026 monitoring period. Whilst changes within Class E can occur without the need for planning permission, the absence of any recorded losses through the planning process suggests that the district's retail function within designated centres has remained stable during the monitoring year. Continued monitoring will be necessary to understand how the role and composition of town and local centres evolve over time.

- **POLICY INDICATOR: Total new convenience goods and floorspace in the District**
- **POLICY INDICATOR: Total new comparison goods floorspace in the District**

During the 2025-2026 monitoring year, there were no new convenience or comparison goods floorspace completions recorded within the district.

POLICY ST12: MANAGEMENT OF TOWN CENTRES

Primary Shopping Areas are the main retail areas within Harworth & Bircotes, Retford and Worksop Town Centres. These retail units serve the day-to-day convenience and service needs for their town populations and nearby settlements.

The number of E(a) retail units within the Primary Shopping Areas continues to show a gradual decline in Retford and Harworth & Bircotes, reflecting ongoing changes in shopping habits, the increase in internet shopping and national restructuring of the retail market. Since 2020-2021, the number of E(a) units has reduced by 22.2% in Harworth & Bircotes and by 5.7% in Retford. This represents a continued downward trend in retail units over the Plan period. In Worksop, despite the slight increase in retail units within the Primary Shopping Area the number of E(a) units has reduced by 7.4% since 2020-21.

		Number of E(a) Units					
No. units in primary shopping area		**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**
Harworth & Bircotes	40	18	18	15	16	15	14
Retford	117	70	70	69	66	67	66
Worksop	88	67	67	66	65	61	62
Total	**245**	**155**	**155**	**150**	**147**	**143**	

Table 35: Number of E(a) retail units

- **POLICY INDICATOR: The use of specific Town Centre plans including the Worksop Central Development Plan Document, the Retford Town Centre Neighbourhood Plan and the Harworth & Bircotes Neighbourhood Plan and Town Centre Masterplan.**

In response to the ongoing challenges each town centre is experiencing, the Council has identified town centre specific management strategies to protect and enhance each town's offer.

To support the delivery of Policy ST12, two adopted neighbourhood plans guide the management and future development of Retford Town Centre (November 2024) and Harworth and Bircotes Town Centre (May 2026). The Council have agreed through the Local Plan timetable to absorb the planning policy framework for Worksop Central within the new Local Plan.

POLICY ST13: PROVISION OF LAND FOR HOUSING

- **POLICY INDICATOR: The provision of land for new homes in Bassetlaw.**
- **POLICY INDICATOR: The number of allocated dwellings completed.**

Since the adoption of the Local Plan in May 2024, progress at the housing site allocations is as follows:

Ref	Site Name	Approx Overall Capacity (net new dwellings)	Approx net new dwellings by 2038	No of new dwellings delivered	Current Planning Status as of 31 March 2026
HS1	Peaks Hill Farm, Worksop	1120	655	0	Outline planning application pending consideration.
HS2	Bassetlaw Pupil Referral Centre, Worksop	20	20	0	
HS3	Radford Street, Worksop	120	120	0	
HS4	Former Manton Primary School, Worksop	100	100	0	Full planning application pending consideration for 95 dwellings.
HS5	Talbot Road, Worksop	15	15	0	
HS7	Trinity Farm, Retford	305	305	0	
HS8	Milnercroft, Retford	5	5	0	
HS9	Former Elizabethan School, Retford	46	46	0	
HS10	St Michael's View, Retford	20	20	0	
HS11	Fairy Grove, Retford	61	61	0	Full planning application pending consideration for 81 dwellings.
HS12	Station Road, Retford	5	5	0	
HS13	Ordsall South, Retford	1250	1250	0	Outline planning application pending consideration.
HS14	Land south of Ollerton Road, Tuxford	75	75	0	

Table 36: Housing site allocations, planning status 31 March 2026.

Four sites now have applications pending consideration, showing clear progress since the Local Plan's adoption. It is anticipated that the applications will be considered by the Council's Planning Committee in 2026/27.

POLICY ST27: AFFORDABLE HOUSING

Affordable housing is defined by the NPPF and can be delivered by the Council and Registered Providers.

- **POLICY INDICATOR: No. of affordable housing completed in the District.**

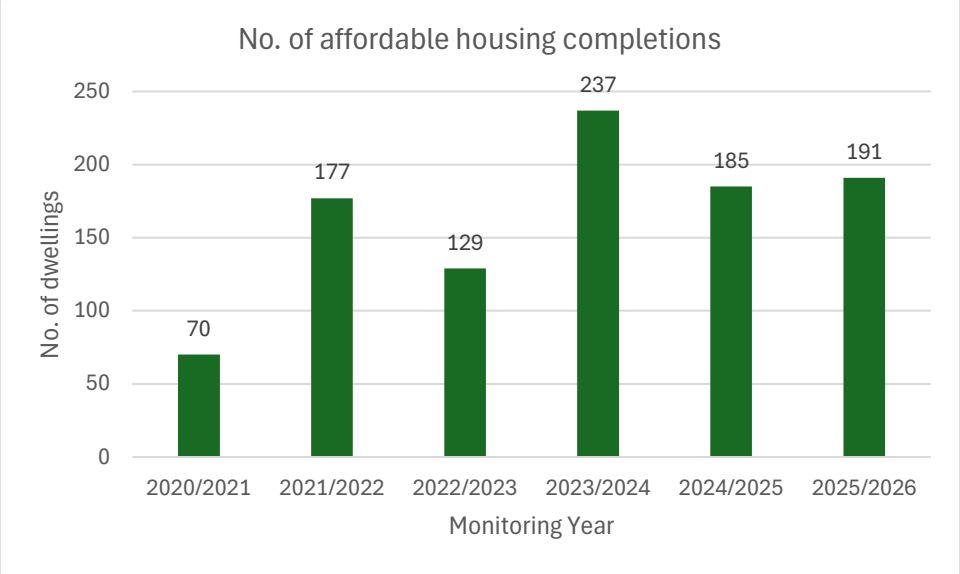


Figure 5: Affordable housing completions, 1 April 2020 – 31 March 2026.

Between 1 April 2020 – 31 March 2026, there have been 989 affordable homes completed in the District. 2023/24 saw delivery peak at 237 homes, a significant increase from 129 homes in 2022/23. Delivery remained relatively consistent between 2024/25 and 2025/2026, but overall is a 173% increase from 2020/21, showing that the policy approach is having a positive impact on affordable housing provision in the district.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
No. of completions	70	177	129	237	185	191	989

Table 37: No. of affordable housing completions between 1 April 2020 - 31 March 2026.

To put this into context, between 1 April 2020-31 March 2026 there have been 5138 housing completions (net), of which 989 are affordable homes. This equates to 19% of all new homes delivered in the District.

Table 38 shows the contribution affordable housing makes to the overall provision of housing. In four out of the six monitoring periods, completions exceeded 20% of the overall housing completions. This included the 2025/2026 monitoring period, with 28% of housing completions being for affordable housing, making an important contribution to meeting Local Plan objectives.

Monitoring Year	Housing completions (net)	Net affordable housing completions (net)	%
2020/2021	775	70	9%
2021/2022	766	177	23%
2022/2023	1046	129	12%
2023/2024	981	237	24%

Monitoring Year	Housing completions (net)	Net affordable housing completions (net)	%
2024/2025	872	185	21%
2025/2026	678	191	28%
Total	**5118**	**989**	**19%**

Table 38: Affordable Housing completions as a % of net housing completions, 1 April 2020 - 31 March 2026.

- **POLICY INDICATOR: No. of affordable housing units for rent and no. of affordable home-ownership units permitted and completed annually in the District.**

Affordable housing is split into two categories by the NPPF: affordable housing for rent and affordable home ownership. Affordable home ownership includes different products such as First Homes, discounted market sales and shared ownership.

Between 1 April 2020 - 31 March 2026, 660 units have been permitted for affordable rent and affordable home ownership. The split is broadly even, 49.5% permitted for affordable rent and 50.5% for affordable home ownership. This means that the Local Plan policy split (25% for affordable housing for rent/75% for affordable home ownership) is not reflected in permissions currently. This will be kept under review.

This may in part be as a result of the availability of grant funding for specific products enabling developers to progress affordable housing additionality through variations to permissions/legal agreements. For example, Land at Essex Road, Harworth secured funding for First Homes post permission following designation as Homes England First Homes pilot.

Monitoring Year	Affordable housing - rent	Affordable home ownership	Total
2020/2021	120	180	300
2021/2022	15	38	53
2022/2023	85	73	158
2023/2024	92	9	101
2024/2025	0	4	4
2025/2026	15	29	44
Total	**327**	**333**	**660**

Table 39: Affordable housing permissions by type, 1 April 2020 – 31 March 2026

Between 1 April 2020 - 31 March 2026, 989 affordable homes were completed in the district. Reflecting the trend in permissions, completions are broadly even: 58% for affordable rent, 42% for affordable home ownership. Although it is positive that a higher proportion of affordable rented properties is being delivered the Local Plan policy split (25% for affordable housing for rent/75% for affordable home ownership) is not reflected in completions currently. This will be kept under review.

Affordable housing completions increased slightly in 2025-2026, including a number of affordable homes on larger sites such as: 70 affordable homes for rent at Simpson Park (Phase 3a) and 58 dwellings for affordable home ownership at the Former Firbeck Colliery, Carlton in Lindrick.

Monitoring Year	Affordable housing - rent	Affordable housing - ownership	Total
2020/2021	55	15	70
2021/2022	146	31	177
2022/2023	71	58	129
2023/2024	92	145	237
2024/2025	58	127	185
2025/2026	152	39	191
Total	**574**	**415**	**989**

Table 40: Affordable Housing Completions by type, 1 April 2020 - 31 March 2026

- **POLICY INDICATOR: No of affordable housing dwellings permitted and completed in the rural area.**

Although this policy indicator focuses on affordable housing in the rural area, for completeness this section covers provision in the towns as well.

Three out of the six monitoring periods saw less than 100 units granted permission in the towns, although in 2021/22, this was possibly as a result of the Covid pandemic. In 2024/25, only 2 affordable homes were consented; however, an increase was seen in 2025/26 with 14 affordable homes consented in Worksop within the Priory Centre regeneration scheme.

Overall, this represents a decrease of 91.61% since the start of the Plan period, partly linked to the level of permissions granted for major development in these monitoring periods. As the Local Plan site allocations progress it is expected that the number of affordable homes permitted will increase.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Harworth & Bircotes	26	0	121	100	0	0	247
Retford	34	15	7	0	0	0	56
Worksop	107	30	0	1	2	14	154
Total	**167**	**45**	**128**	**101**	**2**	**14**	**457**

Table 41: Affordable housing units consented, Main Towns, 1 April 2020 - 31 March 2026

Between 1 April 2020-31 March 2026, there have been 557 affordable housing completions in the Main Towns; 56.3% of all affordable housing completions. Overall, there has been a significant 245% increase in provision since the start of the Plan period, when completions were low. This is in part due to those developments often not providing affordable housing as a result of viability, as well as the increasing availability of funding and use of additionality between 2023 - 2026.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Harworth & Bircotes	3	0	4	38	64	104	213
Retford	8	9	27	60	18	7	129
Worksop	24	38	62	48	33	10	215
Total	**35**	**47**	**93**	**146**	**115**	**121**	**557**

Table 42: Affordable housing completions, Main Towns, 1 April 2020 - 31 March 2026

Overall, Worksop has seen the highest number of affordable homes completed since 1 April 2020, almost double that of Retford. This is due to major sites completing at Gateford Park

and through a 100% affordable housing scheme at the Former Mansfield Knitwear Factory, Retford Road. However, completions in Worksop have decreased since the peak in 2022/2023.

In contrast, Harworth & Bircotes has seen a significant increase in affordable housing completions in 2024/25 and 2025/2026, recording higher delivery than Worksop and Retford, notable because provision was negligible at the start of the plan period. Completions directly relate to the latter phases of Simpson Park coming forward, as well as a 100% affordable housing scheme at Beverley Road.

Retford has seen the lowest number of affordable housing completions. Delivery was slow in the early plan period and peaked in 2023/24, linked to the delivery of several larger sites, including Tiln Lane, Kenilworth Mews and North Road. Similar to Worksop, completions dropped in 2024/2025 and 2025/2026 but is expected to increase in future monitoring periods as larger sites advance.

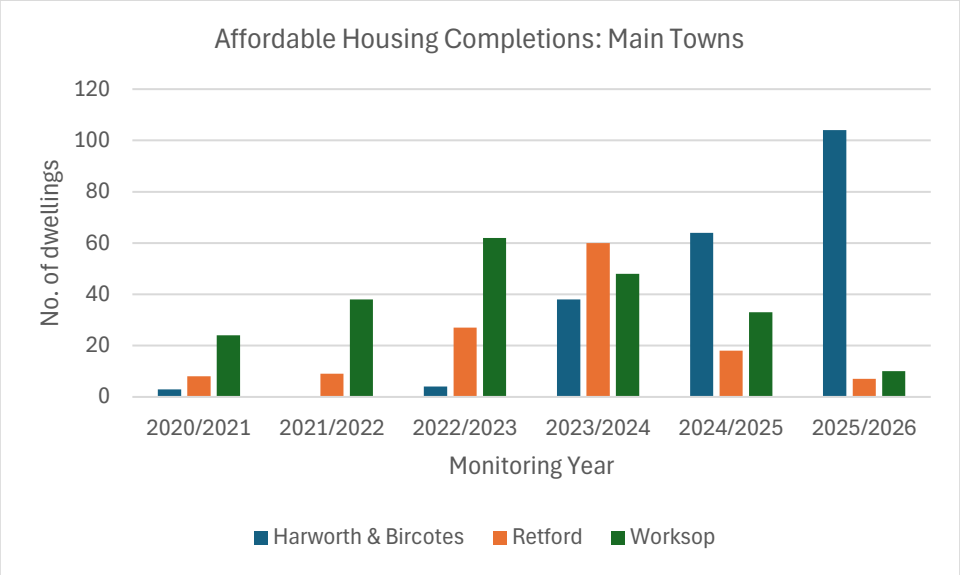


Figure 6: Affordable Housing Completions, Main Towns 1 April 2020 - 31 March 2026

Within the rural area, 212 homes have been granted permission for Affordable Housing since 2020/21. Overall, most parishes had less than 10 homes permitted reflective of the number of major developments in each parish.

Whilst limited affordable housing was permitted the rural area in 2023-2024 and none in 2024-2025, there have been 30 affordable homes permitted in 2025-2026. This is due to a 100% affordable scheme at Carlton-in-Lindrick, and a policy compliant level of affordable housing being provided within major housing schemes in Misterton and Mattersey.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Carlton-in-Lindrick	106	0	0	0	0	10	116
Langold	0	0	8	0	0	0	8
Mattersey	0	0	0	0	0	8	8
Misterton	0	0	0	8	0	12	20
Beckingham	0	1	20	0	0	0	21
North Leverton	0	5	0	0	0	0	5
Ranskill	0	0	7	0	0	0	7

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Rhodesia	22	0	0	0	0	0	22
Shireoaks	1	0	0	0	0	0	1
Sutton-cum-Lound	4	0	0	0	0	0	4
Total	**133**	**6**	**35**	**8**	**0**	**30**	**212**

Table 43: Affordable homes consented, rural area 1 April 2020-31 March 2026

In total, 432 affordable housing completions have occurred in the rural area since 1 April 2020, equating to 43.6% of overall affordable home completions. This is in part due to the progression of several of permissions highlighted above including the Former Firbeck Colliery, Carlton in Lindrick and the delivery of 86 affordable dwellings at Ashvale Road, Tuxford. As with the Main Towns there has been a decrease in the number of completions since 2023-2024; however, the number of completions has remained consistent in 2024/2025 and 2025/2026. This is partly due to the Local Plan indicating direction of travel, with fewer unplanned major sites coming forward.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Blyth	0	0	0	0	0	0	0
Carlton-in-Lindrick	6	7	19	1	60	58	151
Langold	0	0	0	0	2	6	8
Misterton	0	0	0	0	0	0	0
Tuxford	0	86	0	0	0	0	86
Beckingham	10	2	1	52	1	0	66
East Markham	9	21	0	0	0	0	30
Mattersey	0	0	6	0	0	0	6
North Leverton	0	0	0	1	1	3	5
Ranskill	0	0	0	9	2	0	11
Rhodesia	0	0	0	15	4	3	22
Shireoaks	10	13	9	0	0	0	32
Sutton-cum-Lound	0	1	1	2	0	0	4
Walkeringham	0	0	0	11	0	0	11
Total	**35**	**130**	**36**	**91**	**70**	**70**	**432**

Table 44: Affordable homes completed, rural area 1 April 2020 – 31 March 2026

- **POLICY INDICATOR: Average house prices**

Average house prices in Bassetlaw are updated monthly by the Office for National Statistics. This shows that the average house price from 1 April 2020 to 31 March 2026 has increased by 5.12% over the past 6 years. For residents whose income has not increased at the same pace this can affect their ability to secure a mortgage for a suitable home or privately rent on the open market and can affect the demand for affordable housing in the district.

- **POLICY INDICATOR: No of permitted and completed homes on rural exception site**

No rural exception sites have been permitted or completed in the plan period.

POLICY ST28: HOUSING MIX

- **POLICY INDICATOR: Annual dwelling completions by type**

Monitoring completions by housing type is important, as it helps determine whether an appropriate mix of housing is being provided in the district – for both market and affordable housing. Market housing is available for rent or purchase on the open market. The NPPF sets out the definition for affordable housing.

Completions (net)			
Monitoring Year	**Overall housing no**	**Market housing**	**Affordable housing**
2020/2021	775	581	70
2021/2022	766	618	177
2022/2023	1046	884	129
2023/2024	981	799	237
2024/2025	872	678	185
2025/2026	678	487	191
Total	**5118**	**4047**	**989**

Table 45: Net market/affordable housing completions, 1 April 2020 - 31 March 2026

Of the overall number of homes completed in the first 6 years of the plan period, there is a 79/21% split between market and affordable housing. Although the split fluctuates slightly annually, it is within 5% so is relatively constant. 2022/2023 saw the highest number of market homes completed. This is due to major developments completing that were granted pre-Plan period when the Council could not demonstrate a five year housing land supply. 2025/2026 saw the highest proportion of affordable homes to market homes, which was due to several 100% affordable housing schemes coming forward including within Harworth & Bircotes (Beverley Road and Harworth Colliery).

As well as analysing housing product, it is important to monitor mix by housing size, as this helps understand whether provision is helping meet the District's housing needs. The Housing and Economic Development Needs Assessment 2022 recommended district-wide mix is below.

	1-bed	2-bed	3-bed	4+-bed
Market	Up to 10%	20-30%	45-55%	15-25%
Affordable home ownership	10-20%	35-45%	30-40%	5-15%
Affordable housing (rented)	25-30%	35-45%	20-30%	Up to 10%

Overall, more 3 and 4+ bed properties have been completed in the plan period. In line with need there has been a notable increase in provision of 3 bed properties, increasing from 27% of properties completed in 2020/21 to 47% in 2023/24. The percentage of the provision of 3-bedroom properties has declined slightly to 40% in 2025/26 slightly below the recommended mix but still higher than in 2020/21.

Provision of 4 bed+ dwellings has decreased from 42% in 2021/22 to 32% in 2025/26, slightly higher than the recommended need although the direction of travel is positive.

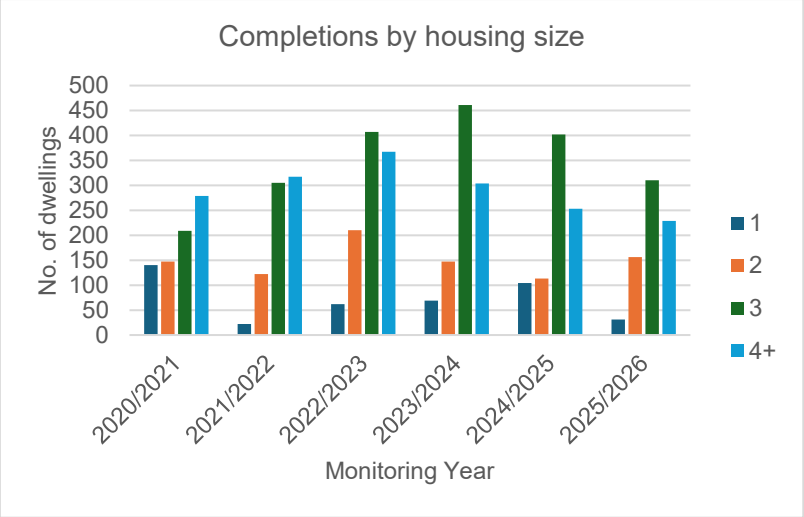


Figure 7: Completions by housing size 1 April 2020 – 31 March 2026.

In 2025/26 the provision of 2-bed properties is within the recommended mix achieving 21% of homes completed. This shows that the Local Plan is positively influencing the approach taken to the delivery of smaller properties within the district. Although the proportion of 1 bed properties has declined to 4% this is within the range of the recommended mix. The Council will continue to monitor housing mix by size to ensure it is consistently contributing to local housing needs.

Monitoring Period	1	2	3	4+
2020/2021	18%	19%	27%	36%
2021/2022	3%	16%	40%	42%
2022/2023	6%	20%	39%	35%
2023/2024	7%	15%	47%	31%
2024/2025	12%	13%	46%	29%
2025/2026	4%	21%	43%	32%
Average	8%	17%	40%	34%

Table 46: Completions by size

- **POLICY INDICATOR: No of dwellings completed for self and custom build**

Self-Build and custom housebuilding are forms of housing that can be built by an individual or a group of individuals. Since the Local Plan's adoption the Levelling Up and Regeneration Act has changed the approach to defining self-build, relevant planning permissions must explicitly state in the description and or through the use of a planning condition/S106 agreement that the proposal is for self-build. Using this definition, there have been no self-build completions within the district over the plan period.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Self-build	0	0	0	0	0	1

Table 47: Self-build completions, 1 April 2020-31 March 2026

POLICY ST29: SPECIALIST HOUSING

- **POLICY INDICATOR: No of specialist housing provided in the District by type.**
- **POLICY INDICATOR: No of wheelchair accessible dwellings provided in the District**
- **POLICY INDICATOR: No of new spaces in nursing and residential care homes provided in the District.**

Policy ST29 covers specialist housing such as homes for older people, people with disabilities, or homes for other specific groups who may require properties that are specifically designed. Wheelchair-accessible dwellings do not include bungalows unless they have been specifically designed as a wheelchair accessible home as per the relevant Building Regulations.

During the plan period, there have been 165 specialist housing completions in the District, with over 50% coming in the 2025/2026 monitoring period. Overall, 22.4% were wheelchair-accessible dwellings, spread across five sites, two at Retford (Land North of 21 and South of 33 Union Street and at Alms Houses, Hospital Road), one at North Leverton, two at Worksop (Stubbing Lane and Monmouth Road), with the latter delivering 18 dwellings through an assisted living scheme.

68.4% were nursing and care home spaces including a new 70 bed care home at Gateford Lodge, Worksop completed in 2025/26 and 9% are for supported living accommodation for children or vulnerable adults.

Demand for supported living accommodation has increased within Nottinghamshire in recent years. This has translated into an increase in provision for supported living for children and young people since the start of the plan period. It is anticipated that completions will continue to increase in response to the number of planning permissions granted for supported living accommodation in 2024/2025 and 2025/2026.

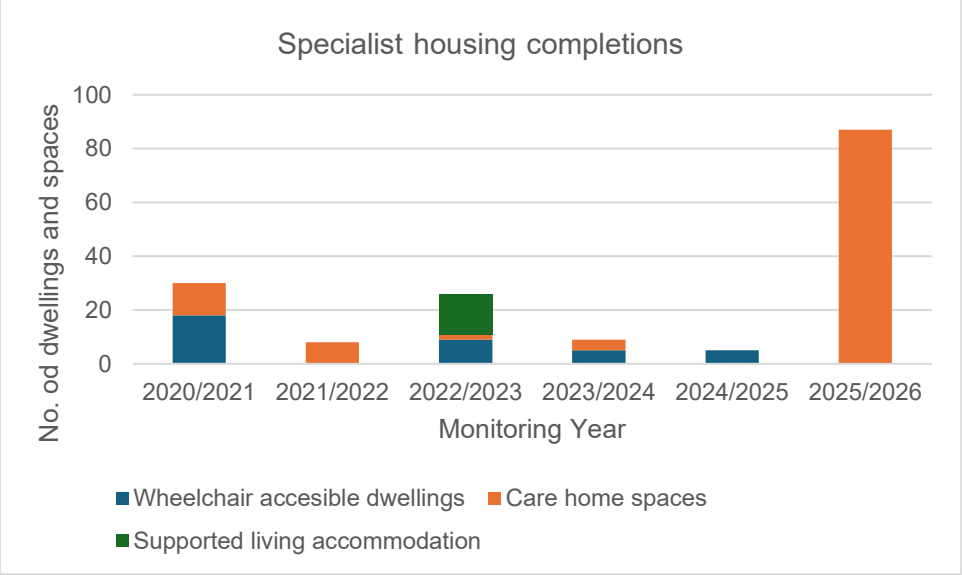


Figure 8: Specialist Housing completions, 1 April 2020 - 31 March 2026.

Provision of specialist housing, including care homes and supported living can be linked to availability of funding which can lead to fluctuations in provision. However, with permissions for specialist housing increasing over the plan period, it is anticipated that completions will increase in future monitoring periods.

Although not a specialist housing product, residents often cite a demand for bungalows. In a positive trend, 37 bungalows were delivered in the district in 2025/2026 an increase from 20 in 2024/25. The district has an ageing population so housing mix will be carefully monitored to ensure provision is able to meet identified needs over the plan period.

POLICY ST30: SITES FOR GYPSIES AND TRAVELLERS

- **POLICY INDICATOR: No of net permanent pitches for gypsies and travellers permitted.**

From 1 April 2020-31 March 2026, 4 permanent pitches have been permitted, across three sites:

  - formalisation of GT004: Land at East Drayton for two pitches in June 2023, an increase of 1 pitch above the allocation.
  - one pitch allowed on appeal at Laneham in August 2023, and
  - one pitch was permitted at Beckingham in April 2024.

The provision of these additional pitches will help meet the Local Plan need for 27 pitches by 2028-29.

There have been no pitches permitted in the 2025-2026 monitoring period.

POLICY 31: HOUSES IN MULTIPLE OCCUPATION

- **POLICY INDICATOR: No of completed multiple occupation housing in the Worksop Article 4 Area.**

On 3 June 2020, the Council confirmed an Article 4 Direction for Worksop Central Area. It removed permitted development rights to change a dwelling house (C3) into a small house in multiple occupation (HMO) (C4) for between 3-6 people. This change of use now requires planning permission.

Large HMOs – which accommodate more than 6 residents – already require planning permission, as they fall under Sui Generis. This indicator monitors the number of completed small and large HMOs in the Worksop Central Article 4 Direction Area.

The monitoring period runs from the 3 June 2020, the date the Article 4 Direction was introduced. Since then, there have been two completions in the Worksop Central Article 4 Area. This low number of completions indicates the Article 4 Direction is having a positive impact on managing HMOs within Central Worksop.

Monitoring Year	3 June 2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
0	0	0	1	0	1	0

Table 48: HMOs completions Worksop Central Article 4 Direction area, 3 June 2020 - 31 March 2026

- **POLICY INDICATOR: The number of permitted change of use from single residential unit to HMO in Bassetlaw.**

In the plan period, seven HMOs have been granted planning permission in the district. Four within the Worksop Central Article 4 Area and three outside. Of the 3 permissions granted outside the Article 4 area, two are in Retford, one in Worksop. This shows a low demand for larger HMOs in the district.

Monitoring Year	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
No of HMOs	1	1	2	0	1	2

Table 49: HMO permissions in Bassetlaw 1 April 2020 – 31 March 2026.

POLICY 32: RURAL WORKERS' DWELLINGS

- **POLICY INDICATOR: No of Rural Workers dwellings completed or lost across the District.**

To sustain the rural economy, some rural enterprises, including agricultural and forestry operations' require full-time workers to be accommodated on-site. This can require a rural workers' dwelling.

Between 1 April 2020 - 31 March 2026, only one rural worker dwelling was completed, in Tuxford in 2022/2023. The Local Plan's spatial strategy looks to resist housing in the countryside, and although rural workers' dwellings can be appropriate within a countryside setting their provision is carefully managed to avoid an over-proliferation of dwellings in the countryside. On that basis, Policy 32 is considered to be effective in managing the appropriate delivery of rural workers' dwellings.

POLICY ST36: GREEN GAPS

- **POLICY INDICATOR: The amount of development permitted or completed in Green Gaps District-wide**

Policy ST36: Green Gaps was introduced to prevent visual and physical coalescence between settlements. There are 8 Green Gaps designated in the district, as defined on the Policies Map.

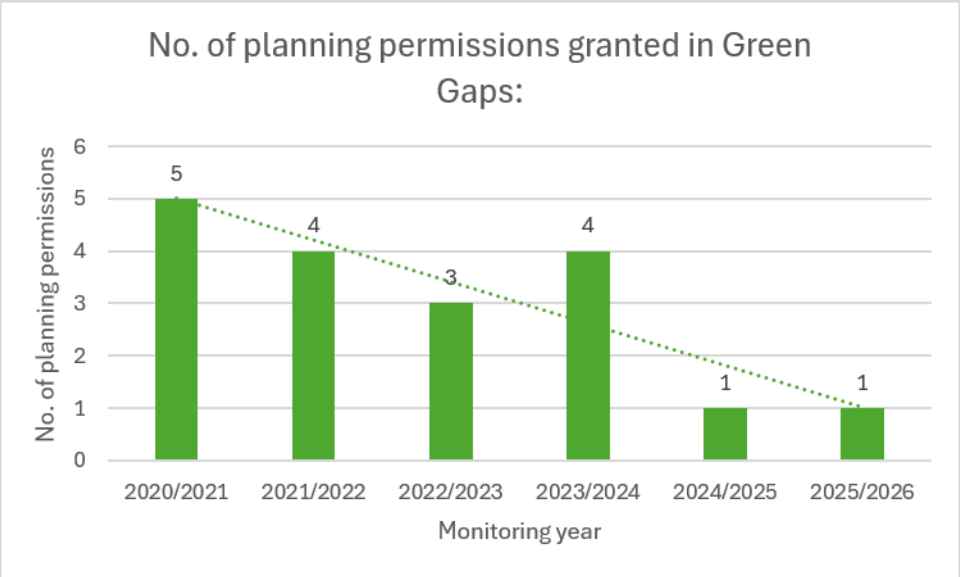


Figure 9: Permissions granted within the Green Gaps, 1 April 2020-31 March 2026

Figure 9 shows there have been 18 permissions within the Green Gaps since 1 April 2020. 16 permissions were granted before the 2024/2025 monitoring period and were determined by the Bassetlaw Core Strategy. Following the adoption of the Local Plan in May 2024, two permissions have been granted. This reduction shows that the policy is effective in managing growth between settlements.

Monitoring Period	No. Permissions	Green Gap	No. Completions	Green Gap
2020/21	5	GG1, GG4, GG5, GG6 x 2	0	
2021/22	4	GG3, GG4, GG5 x 2	0	
2022/23	3	GG3 x 3	1	GG3
2023/24	4	GG2, GG3 x 2, GG5	2	GG3 X 2
2024/25	1	GG3	0	
2025/26	1	GG1	3	GG2, GG4, GG5

Table 50: Green Gap permissions/completions, 1 April 2020 – 31 March 2026.

Since 1 April 2020, there have been six completions within the Green Gaps, with 3 completions in 2025/2026. All permissions were granted prior to the Local Plan's adoption. Although the number of completions has increased in 2025/26 the scale of the proposals individually and cumulatively does not lead to a physical or visual coalescence of settlements indicating the policy approach is working.

POLICY ST38: BIODIVERSITY AND GEODIVERSITY

- **POLICY INDICATOR: The amount of new space for Biodiversity Net Gain**

Since 1 April 2020, 15.03ha has been permitted for biodiversity, spread across 6 sites. 6.01ha has been permitted from 2024/25 which aligns with the introduction of Biodiversity Net Gain coming into effect from April 2024.

The gain in biodiversity land in 2023/24 is partly linked to the delivery of habitat creation and enhancement led by Nottinghamshire Wildlife Trust project including nine ponds at Gamston (5.79ha).

Monitoring Year	Amount of biodiversity land permitted (ha)
2020/2021	0.00
2021/2022	0.02
2022/2023	0.06
2023/2024	8.94
2024/2025	5.79
2025/2026	0.22
Total:	**15.03**

Table 51: The amount of new land permitted for BNG, 1 April 2020 – 31 March 2026

- **POLICY INDICATOR: The amount of land lost with high biodiversity value**

In this context, land with high biodiversity value is taken to be a designated site. No land at designated sites has been lost to development during the Plan period.

- **POLICY INDICATOR: No. of losses/creations of wildlife designation**

Nottinghamshire Biological & Geological Record Centre are responsible for designating Local Wildlife Sites in the County. On 1 April 2020, Local Wildlife Sites (LWS) covered 6.8% of the district's land (4354ha). Between 1 April 2020 and 31 March 2026, there was a loss of 26ha recorded through ongoing survey work identifying a change in the condition of specific sites including Church Drive, Holbeck and Wallingwells Track Verge Hedge.

However, in 2025/26 new Local Wildlife Sites were designated at Nether Langwith Woodland and Slaynes Lane South which helped to minimise the overall loss of wildlife designations within the district.

Monitoring Year	No. of sites	No. of gains	No. of losses	Total size area (ha)	Total sites
2020/2021	310	1	0	4394	311
2021/2022	311	9	8	4306	312
2022/2023	312	0	1	4306	311
2023/2024	311	0	1	4266	310
2024/2025	310	1	0	4290	311
2025/2026	311	2	2	4368	311

Table 52: Local Wildlife Sites losses/designations, 1 April 2020 – 31 March 2026.

There have been no changes to the number and extent of any other nature designations in the district over the Plan period e.g. SSSI'S and Local Nature Reserves.

- **POLICY INDICATOR: No. of proposals permitted that may either directly or indirectly adversely impact a Site of Special Specific Interest (SSSI), National Nature Reserve (NNR) or ancient woodland and their buffer zones**

No proposals have been permitted that directly or indirectly adversely impact an SSSI, NNR or ancient woodland and their buffer zones. The Managing Recreational Impact at Clumber Park SSSI SPD was adopted in February 2026 and provides a framework for managing potential recreational impacts from larger new residential development on the Clumber Park SSSI.

POLICY 39: TREES, WOODLANDS AND HEDGEROWS

- **POLICY INDICATOR: The amount of trees, woodland and hedgerows lost or created due to new development.**

Policy ST48 requires that major development provide 5 new trees per dwelling or per 1000 sqm of non residential floorspace, or provide an equivalent financial contribution to enable provision of new native trees and/or the protection and enhancement of ancient and veteran woodland within the District. This is only applicable to major development permitted since the adoption of the Local Plan in May 2024.

Monitoring Period	No. of new trees secured
2024/2025	0
2025/2026	225
Total	**225**

Table 53: No. of new trees secured through S106 agreements.

Between 1 April 2024 and 31 March 2026 one permission has been granted for 45 dwellings at Misterton, securing c225 trees.

POLICY ST40: THE HISTORIC ENVIRONMENT

POLICY 41: DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS

- **POLICY INDICATOR: The amount of development permitted or completed that will adversely affect heritage assets**
- **POLICY INDICATOR: The amount of development permitted or completed that will adversely affect heritage assets per settlement**

The Local Plan recognises that heritage assets should be conserved and enhanced in a manner appropriate to their significance. Not all heritage assets have the same degree of significance; the more important a heritage asset is, the greater the weight that should be given to its conservation. The approach taken to assessing significance is set out in the Local Plan, paragraphs 8.8.8-8.8.10.

In this context, the information used to monitor these indicators is based on the number of permissions with a sustained objection from the Council's Conservation team, but when taken in the planning balance, approval was given.

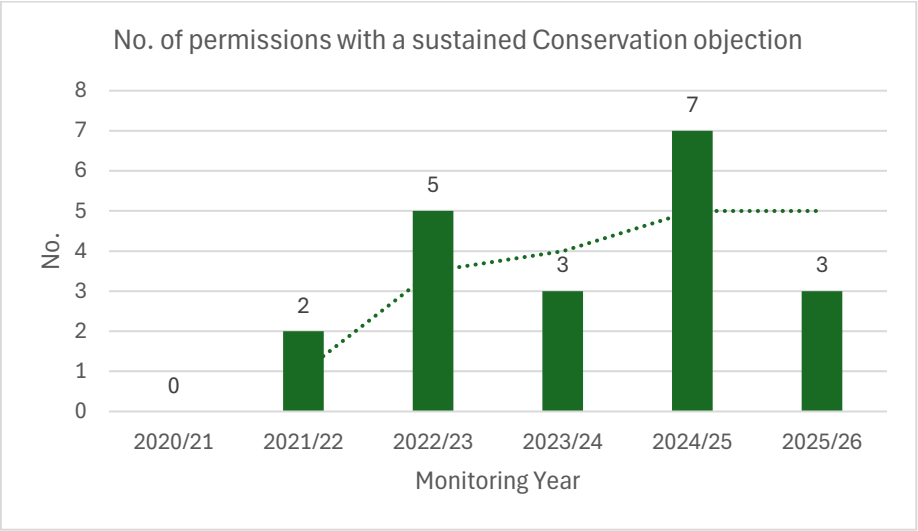


Figure 10: No. of permissions with a sustained Conservation objection.

There were 20 permissions granted that fell into this category. Ten were granted before 31 March 2024, but since the Local Plan's adoption, 10 permissions have been granted. On balance, the Local Plan is taking a positive approach to proposals that adversely impact heritage assets.

The split by settlement is shown below. Everton has seen the highest number of permissions granted with a sustained Conservation objection (7). This is due to land with outline permission being split into eight separate plots, requiring separate reserved matters. Other than that, the permissions granted are consistent between settlements.

Monitoring Period	Overall No	Settlement
2020/21	0	
2021/22	2	Marnham, Skegby
2022/23	5	Everton x 4, Saundby
2023/24	3	Everton x 2, Wiseton
2024/25	7	Shireoaks x 2, Mattersey, Normanton on Trent, East Drayton, Blyth, Worksop
2025/26	3	Mattersey, Stokeham and Everton

Table 54: Permissions granted with a sustained Conservation objection, 1 April 2020-31 March 2026.

Since 1 April 2020, there has been seven completions, five are for new dwellings. The other two are for a new hall, kitchen and classroom at East Markham Primary School, and a change of agricultural land to a dog walking area in Shireoaks. Overall, East Markham (3) has seen the highest number of completions, Everton (2) and North Wheatley and Shireoaks (1).

Monitoring Period	Overall No	Settlement
2020/21	1	North Wheatley
2021/22	2	East Markham x 2
2022/23	1	East Markham
2023/24	2	Everton x 2
2024/25	0	
2025/26	1	Shireoaks

Table 55: Completions with a sustained Conservation objection 1 April 2020-31 March 2026

- **POLICY INDICATOR: No and percentage of Listed Buildings (all grades), Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, conservation areas and heritage assets at Risk.**
- **POLICY INDICATOR: No of listed buildings at risk**

The Local Plan aims to conserve and enhance Bassetlaw's heritage assets. Therefore, it is important to monitor the number of Listed Buildings and to identify the number of Listed Buildings at Risk.

In Bassetlaw, as of 31 March 2026, there are 1080 Listed Buildings:
- Grade 1 = 42 (3.9%)
- Grade 2* = 52 (4.8%)
- Grade 2 = 986 (91.3%)

The settlements with the highest number of Listed Buildings are Retford (138), Worksop (117) and Blyth (53).

Since 1 April 2020, there have been two new Listed Building designations: Retford Railway Station & Walls (Grade II) and Gate Piers at Rampton Hospital (Grade II). Both were designated in the 2020/2021 monitoring period.

Bassetlaw Heritage at Risk Register

The number of Listed Buildings identified at risk by Historic England and by Bassetlaw District Council, as of March 2026 is:

- 12 Grade I Listed Buildings identified by Historic England as being 'at risk'.
- 12 Grade II* Listed Buildings identified by Historic England as being 'at risk'.
- 0 Grade II Listed Buildings (places of worship) identified by Historic England as being 'at risk'.
- 62 Grade II Listed Buildings identified by the Council as being 'at risk'.

The number of designated Heritage Assets placed on the Council's Heritage at Risk Register has increased from 49 in July 2020 to 62 in March 2026. The settlements with the highest number of Listed Buildings at risk are Worksop (13), Retford (7), Misterton and Shireoaks (each with 3).

The Council's November 2022 update includes the removal of four grade II Listed Buildings due to their restoration. A further grade II church (Grove Street Methodist Church, Retford) was removed from the Historic England register in 2026 following a range of extensive repairs.

Scheduled Monuments

Scheduled Monuments are nationally important sites and monuments given legal protection by being placed on a 'schedule', under the Ancient Monuments and Archaeological Areas Act 1979. Therefore, it is important to monitor the number of Scheduled Monuments at Risk.

There are currently 32 Scheduled Monuments within the District. Historic England has identified 1 Scheduled Monument at risk: Scaftworth Roman Fort.

Registered Parks & Gardens

Registered Parks and Gardens are designed landscapes, such as parks and gardens assessed to be of particular historic significance. There are currently 4 Registered Parks & Gardens within the District. Historic England has identified one Registered Parks & Gardens as being at risk: Shireoaks Hall (grade II*).

Registered Battlefields

There are no registered battlefields within the district.

Conservation Areas

Conservation Areas are designated areas of specific architectural or historic interest that aim to preserve the area's character or appearance. The district currently has 33 Conservation Areas. Historic England has identified 1 Conservation Area as being at risk: Worksop.

- **POLICY INDICATOR: No of historic buildings repaired and brought back into use**

Since 1 April 2020, there has been 36 Listed Building Consents granted that would result in the repair and use of Listed buildings. This includes six in 2025/2026.

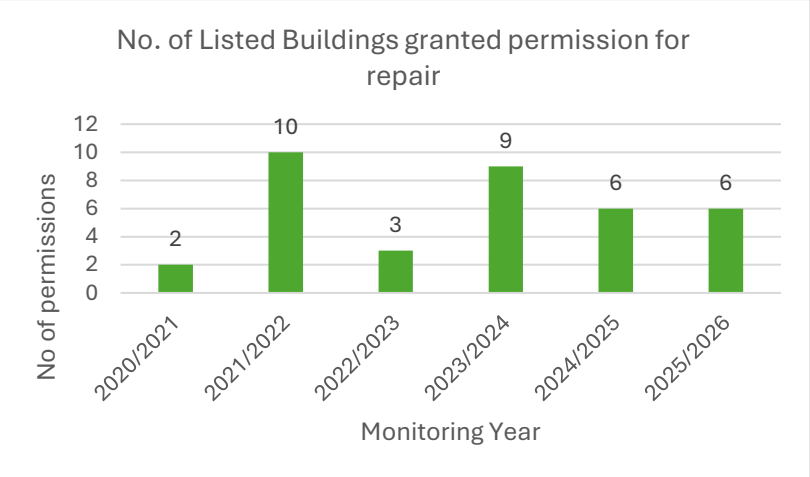


Figure 11: No. of Listed Buildings Consents granted for repair

Since 1 April 2020, the total number of Listed Building works completed is 29. The 2023-2024 period saw eight completions, the highest level in the Plan period, whilst in 2025/26 there was two completions. Overall, 79.3% of these are for residential use. This includes the restoration of Langwith Mill, which resulted in the building being removed from the Heritage at Risk register.

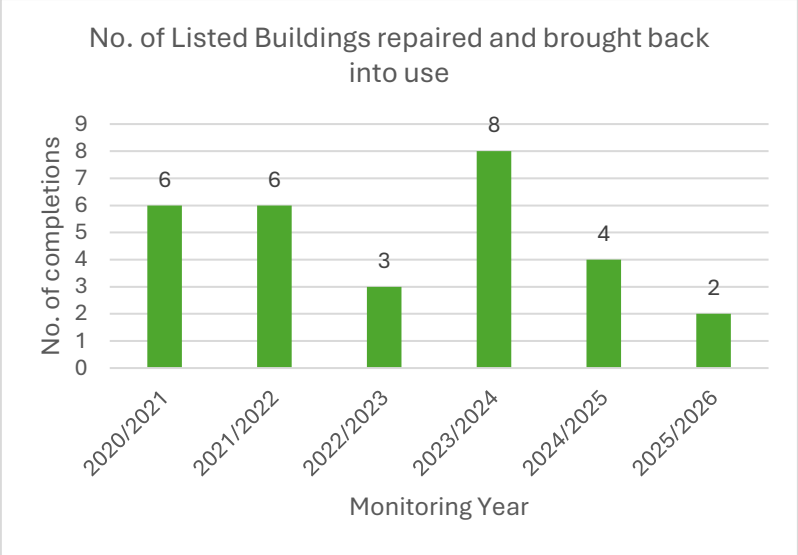


Figure 12: No. of Listed Buildings repaired and brought back into use

POLICY ST48: REDUCING CARBON EMISSIONS, CLIMATE CHANGE MITIGATION AND ADAPTATION

- **POLICY INDICATOR: The amount of schemes submitted with an Air Quality Management Plan.**

Where air quality changes could be seen as a result of development, a comprehensive assessment of impacts and appropriate mitigation secured by an Air Quality Management Plan.

Monitoring Year	No. of schemes submitted with an Air Quality Management Plan
2020/2021	0
2021/2022	3
2022/2023	2
2023/2024	1
2024/2025	0
2025/2026	1
Total	**7**

Table 56: No. of schemes submitted with an Air Quality Management Plan

Since 1 April 2020, 7 permissions have been granted with an Air Quality Management Plan (AQMP). Six were permitted before 2025/26, including for employment sites at Shireoaks Common and Snape Lane, and also for the regeneration of the former Harworth Colliery, which is due to deliver up to 1300 homes.

In 2025/2026, one permission for the Priory Centre redevelopment required an AQMP to ensure that the new development identified and mitigated impacts upon the Worksop town centre environment and local communities.

- **POLICY INDICATOR - The amount of major non-residential floorspace that meets the BREEAM very good-excellent standards or equivalent.**

Sustainable design and construction methods, such as BREEAM, can help deliver sustainable buildings that minimise energy demand, maximise energy efficiency, and provide health and environmental benefits in new major non-residential developments.

Monitoring Year:	Permitted floorspace (sqm)	Completed floorspace (sqm)
2020/2021	0	0
2021/2022	106,858	0
2022/2023	114,252	106,858
2023/2024	48,691	0
2024/2025	6841.92	0
2025/2026	3792	175,393.92
Total:	**280,434.90**	**282,251.92**

Table 57: Amount of non-residential floorspace, BREEAM very good-excellent standards, 1 April 2020-31 March 2026

Since 1 April 2020, 280,434.9sqm of non-residential development has been permitted with the requirement to meet BREEAM very good-excellent standards and 282,251.92 sqm has been completed. The development is spread across 9 sites mostly within the employment allocations.

There has been a significant increase in the number of permissions and completions meeting the BREEAM very good-excellent standard (or equivalent) since the start of the Plan period. This is partly linked to the Local Plan providing a clear policy approach but also the number and type of planning proposals being permitted and delivered within the same timeframe.

Even so, the requirement for the BREEAM very good-excellent standard was not a requirement prior to the Local Plan's adoption and Table 57 shows the policy approach is proving effective in improving the environmental quality of non residential development in the district.

POLICY ST42: PROMOTING HEALTHY, ACTIVE LIFESTYLES

- **POLICY INDICATOR: Number of new allotments permitted during the plan period (up to 2038).**

One extension to Rufford Avenue allotments (0.27ha), Retford has been provided since the start of the Plan period.

POLICY ST44: DELIVERING QUALITY, ACCESSIBLE OPEN SPACE

- **POLICY INDICATOR: No. and extent (ha) of new open spaces/ play areas provided.**

The Local Plan seek to protect or enhance existing open spaces and provide new open spaces along with new developments. A new open space in Harworth was completed since April 2025. Comparing with the Local Plan standard, there are quantitative deficit on allotments and semi/natural greenspaces.

Site	Approx size (ha)	Type of Open Space
Phase 2a Simpson Park, Harworth & Bircotes	0.58	Amenity Greenspace
Land at North Road, Retford	1.52	Amenity greenspace

Table 58: New open spaces completed, 1 April 2025 - 31 March 2026

Additionally, the following open spaces have been provided and/or identified since the 2023 Open Space Assessment surveys were completed. These have now been added to the levels of provision within the district.

Site	Approx size (ha)	Type of Open Space
Doncaster Road, Langold	1.6	Amenity greenspace
Mattersey Road, Ranskill	0.22	Children's play
West of Kennel Drive, Barnby Moor	0.02	Children's play
Rayners Field, Back Lane, East Markham	0.05	Children's play
Rufford Avenue, Retford	0.27	Allotments

Table 59: Additional open spaces provided, 1 September 2023 - 31 March 2026

- **POLICY INDICATOR: No. of open spaces receiving Green Flag Award.**

The Green Flag Award is the international quality mark for parks and green spaces. In 2025/26, three open spaces in Bassetlaw, namely King's Park in Retford, the Canch (Memorial Gardens) in Worksop and Langold Country Park, received Green Flag Awards. King's Park received the award for the nineteenth consecutive year, the Canch for the thirteenth consecutive year and Langold Country Park for the third consecutive year. In addition, OASIS Community Church Centre and Gardens in Worksop received a Green Flag Community Award.

POLICY ST45: PROMOTING SPORT AND RECREATION

- **POLICY INDICATOR: The amount of new playing pitches provided per settlement.**
- **POLICY INDICATOR: The amount of playing pitches lost without replacement per settlement.**

No new provision or loss of playing pitches were recorded during 2023/24 and 2024/25.

- **POLICY INDICATOR: The amount of built sports facilities provided in the district.**
- **POLICY INDICATOR: The amount of built sports facilities lost in the district.**

During the 2025/26 monitoring period, two permissions contributed to an overall increase in built sport/leisure provision, with one gym consented in Retford and permission granted for a commercial leisure facility at the Priory Centre, Worksop.

This continues the net positive trend, consistent with the Policy ST45 objective to enhance the range and quality of recreational opportunities across the district. The data also suggests a growing demand in commercial fitness use.

No loss of built sport facilities have been recorded during this monitoring period.

Site Location	Proposal
2023/24	
Unit 9 Spinella Road Worksop	Change of Use from employment to Leisure Facility/Gym (Class E)
Highgrounds Road, Rhodesia	Erection of a Portal Framed Building for the Use as a Gym
Community Centre, 35 Northumberland Avenue, Costhorpe	Change of Use of Former Community Centre Building into Self-Contained Dwelling
2024/25	
The Hub, 21 Exchange Street, Retford	Change of Use to the Ground Floor from (Class E) Restaurant to (Class F2) Community Hub
Unit 1B Plumtree Industrial Estate, Harworth	Change of Use of Unit from General Industry (Class B2) For Use as a Community-Driven Fitness Gym (Class E (D))
2025/26	
Priory Centre, Worksop	Part Demolition And Part New Build Extension Of The Existing Priory Shopping Centre With New Leisure Facility (Ten Pin Bowling, Adventure Play, Crazy Golf And Cafe Area) Creation Of New Indoor Market And Separate Foodcourt, Retail Food And Beverage Units.
Unit 3A West Carr Business Park, Retford	Retrospective Change Of Use From Class B2 To Class E(D) Fitness Facility

Table 60: Planning permissions granted for sports facilities, 1 April 2023-31 March 2026

POLICY ST49: RENEWABLE ENERGY GENERATION

Renewable energy generation is derived from various sources, including solar, wind, hydro, hydrogen, biomass, and tidal energy. Low-carbon technologies emit low levels of carbon emissions or create no net carbon emissions. This can include battery energy storage systems (BESS) which store energy from renewable sources and are often ancillary to large-scale ground-mounted solar farms.

This AMR will monitor proposals where planning permission is determined by the LPA:
- onshore wind and solar generating up to 100MW installed capacity (Infrastructure Planning (Onshore Wind and Solar Generation) Order 2025)
- other renewable or low-carbon energy proposals that generate 50MW or less installed capacity (Planning Act 2008)

It excludes Nationally Significant Infrastructure Projects and any small-scale renewable technologies classified as permitted development.

- **POLICY INDICATOR: Total level of renewable energy (MW)**

Statistics have been derived from the Department for Energy Security and Net Zero Regional Renewable Statistics Dataset. The monitoring period covers 1 January to 31 December. Information provided for 2025 is only available from late September, and these figures will be included in the 2026/2027 AMR.

Table 58 shows the total renewable energy generation by technology in the district (megawatts (MW)). It is clear that the dominant technology is solar photovoltaics, contributing to 74.5% of energy generated overall. The other technologies are much lower but generate at a consistent level, with anaerobic digestion being the second highest generator, not unusual for a rural district.

	Energy generated (MW)					
Renewable energy	**2020**	**2021**	**2022**	**2023**	**2024**	**Total**
Solar Photovoltaics	13.53	13.09	17.11	16.36	14.26	74.35
Onshore Wind	1.24	0.96	0.88	0.94	0.91	4.92
Anaerobic Digestion	2.57	2.58	2.59	2.59	2.59	12.93
Landfill Gas	1.28	1.13	0.72	1.18	0.73	5.04
Total	**18.63**	**17.76**	**21.29**	**21.07**	**18.48**	**97.24**

Table 61: Renewable Energy Generation (MW)

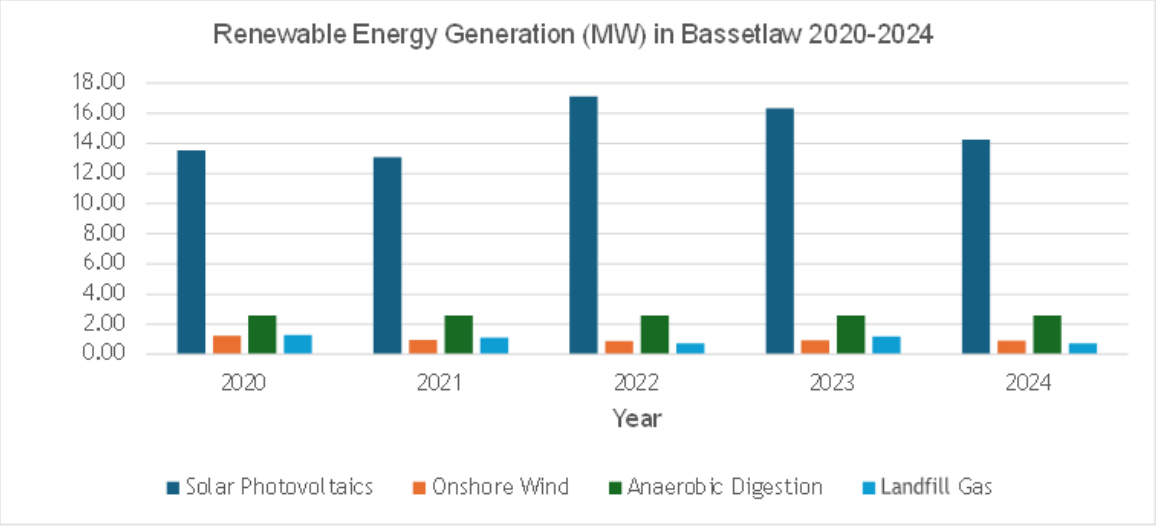


Figure 13: Renewable energy generation (MW) in Bassetlaw between 2020 – 2024.

- **POLICY INDICATOR: No. of renewable and low carbon energy applications developed.**

Between 1 April 2020-31 March 2026, 22 commercial scale renewable and low carbon proposals have been completed. These include ground-mounted and roof-mounted/internal proposals (using existing structures).

Monitoring Year	Renewable	Low carbon	Total
2020/2021	0	1	1
2021/2022	0	1	1
2022/2023	4	0	4
2023/2024	3	2	5
2024/2025	6	1	7
2025/2026	2	2	4
Total	**15**	**7**	**22**

Table 62: Renewable and low carbon energy completions, 1 April 2020-31 March 2026

Notable ground-mounted schemes completed include a 91ha solar photovoltaic scheme at Tiln Lane, Hayton in 2023/24; and in 2025-2026, Rhodesia Power Plant became operational, which is a 10-megawatt flexible power and carbon capture facility that could generate over 10MW per year.

In terms of use of existing structures, completions include roof mounted solar at the Savoy Cinema, Worksop and at the Rocket Site, Misson.

- **POLICY INDICATOR: No. of renewable and low carbon energy applications granted.**
- **POLICY INDICATOR: No. of development permitted or completed that utilises existing structures to allow renewable energy generation.**

The District hosts three former Power Stations: Cottam, High Marnham and West Burton. As a result of each site's ability to provide direct connectivity to the national electricity grid and the extent of the national grid network that crosses the district, the District is attracting a number of proposals for renewable energy and low carbon schemes.

Permissions will be monitored in two categories: ground-mounted schemes and roof-mounted/internal schemes (defined in the indicator as existing structures).

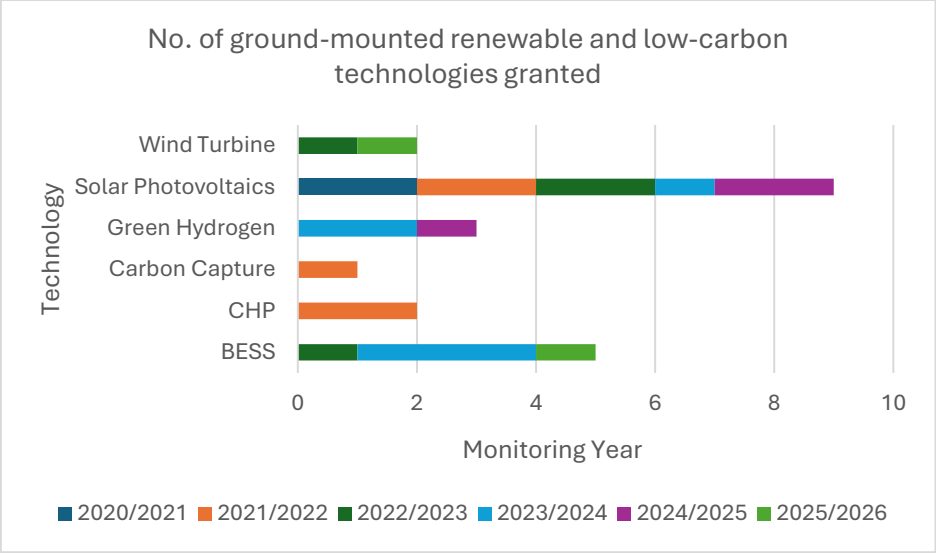


Figure 14: Planning permissions for ground-mounted technologies, 1 April 2020-31 March 2026.

Since 1 April 2020, 22 permissions have been granted for ground-mounted renewable and low-carbon technologies. 77% were granted between 2020-2021 and 2023-2024. Of these, 40% were for ground-mounted solar farms. No new solar proposals were granted in 2025/26. The notable ground mounted permission was for a battery energy storage system at Crabtree Lane Energy Hub, Skegby.

Until December 2024 national planning policy took a more restrictive approach to wind energy than for other technologies. This helps explain limited permissions for wind energy, one at Clarborough (2022-2023) and a replacement turbine at Headon in 2025/2026. However, the changing approach to wind energy within recent national planning policy could lead to a different energy mix being seen in the district.

Since 1 April 2020, 55 permissions have been granted for technologies using existing structures. 91% were for roof installations. Of these, 73% were for solar panels, with the remainder for low carbon technologies. Permissions peaked in 2023-2024, which could partly be as a result of the Business Decarbonisation Programme, which enabled the Council to offer financial grants to businesses seeking to decarbonise through the use of renewable and low-carbon technologies. 27% of overall permissions were for biomass boilers and air-source heat pumps using existing structures.

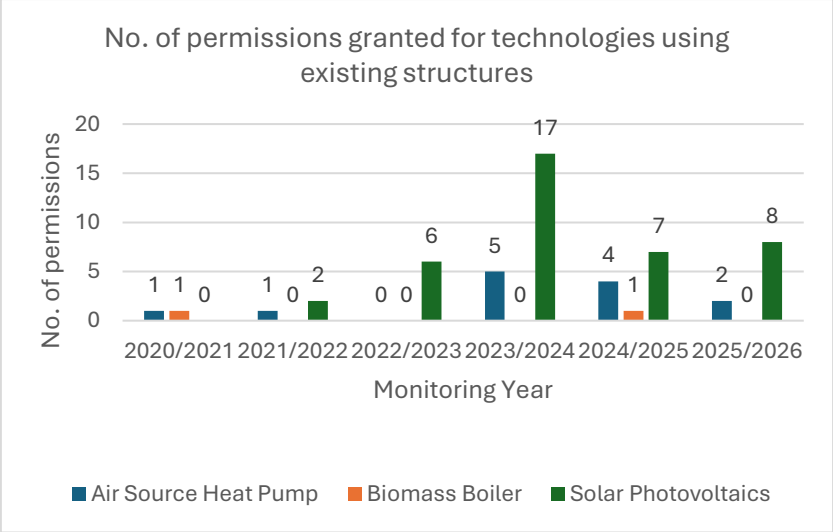


Figure 15: Planning permissions granted for technologies using existing structures

- **POLICY INDICATOR: The location of current and proposed sites to examine cumulative impacts.**

Policy ST49 requires proposals to consider their site specific and cumulative impacts upon multiple receptors. When considering cumulative impact, Policy ST49 requires proposals to take into account operational and approved developments, as well as any proposed intensification to operational or approved proposals of a similar nature. This includes proposals determined and/or operational before 1 April 2020 and NSIPs, and proposals in neighbouring authority areas.

Table 59 shows the proposals granted within the Plan period. The majority of operational and consented proposals are for solar photovoltaics and solar photovoltaics & BESS. These proposals are temporary with a lifetime of 30-40 years. Any cumulative impact needs to be looked at over the lifetime of the development, recognising that the lack of permanence and any landscaping/mitigation provided could temper the level of cumulative impact.

Planning ref	Site Name	Planning permission granted	Site area (ha)	Technology
20/00117/FUL	Land North West And South Of Field Farm, Wood Lane	26/08/2020	98.94	Solar Photovoltaics
20/01405/FUL	Tiln Farm Land, Tiln Lane	17/12/2020	91.7	Solar Photovoltaics
21/01147/FUL	Land North And South Tuxford Road	15/12/2021	41.18	Solar Photovoltaics
22/00358/FUL	Land To The East Of Bumble Bee Farm, Gainsborough Road	04/07/2022	152.01	Solar Photovoltaics & BESS
22/00922/FUL	Land Off Mansfield Road, Little Morton Farm	29/11/2022	0.89	BESS
22/01713/FUL	Land East Of Gainsborough Road	13/09/2023	13.2	BESS
23/00801/FUL	Land At High Marnham Power Station Power Station, Fledborough Road	26/10/2023	5.61	Green Hydrogen
23/01135/FUL	Land At High Marnham Power Station Power Station, Fledborough Road	08/02/2024	0.15	Green Hydrogen
23/01444/FUL	Land Off Rayton Lane, Osberton	07/03/2024	47.8	Solar Photovoltaics

Planning ref	Site Name	Planning permission granted	Site area (ha)	Technology
24/00033/FUL	Land At High Marnham Power Station Power Station, Fledborough Road	19/04/2024	0.12	Green Hydrogen
23/00656/FUL	Development Site To The North Of Brick Yard Road	05/09/2024	37.57	Solar Photovoltaics
24/01138/FUL	Crabtree Lane Energy Hub, Skegby	27/06/2025	27.39	BESS

Table 63: Operational and consented renewable proposals, with potential for cumulative impact, 1 April 2020 - 31 March 2026

POLICY ST50 FLOOD RISK AND DRAINAGE

National and local planning policy state that inappropriate development should be avoided in areas at highest risk from fluvial flooding – flood zones 2 and 3. Where development is necessary, it should not increase flood risk elsewhere. Where appropriate, the applicant will be required to demonstrate that they have followed the sequential test and/or have undertaken a flood risk assessment as per national policy.

Any development that is permitted in Flood Zones 2 and 3 should also be appropriately flood-resistant and resilient, such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment and should incorporate sustainable drainage systems, where practicable.

- **POLICY INDICATOR: The amount of development permitted or completed in a Flood Zones 2 and 3.**

As seen in Figure 16, 144 permissions have been granted in Flood Zones 2 & 3 since the 1 April 2020. There has been a slight increase of 5 permissions granted in 2025/2026 contributing to a total of 24. This breaks down to: 12 permissions in Flood Zone 2, 9 in Flood Zone 3, and 3 in Flood Zone 2 & 3. The majority of permissions were granted in town centres and include the conversion of upper floors above retail units into flats.

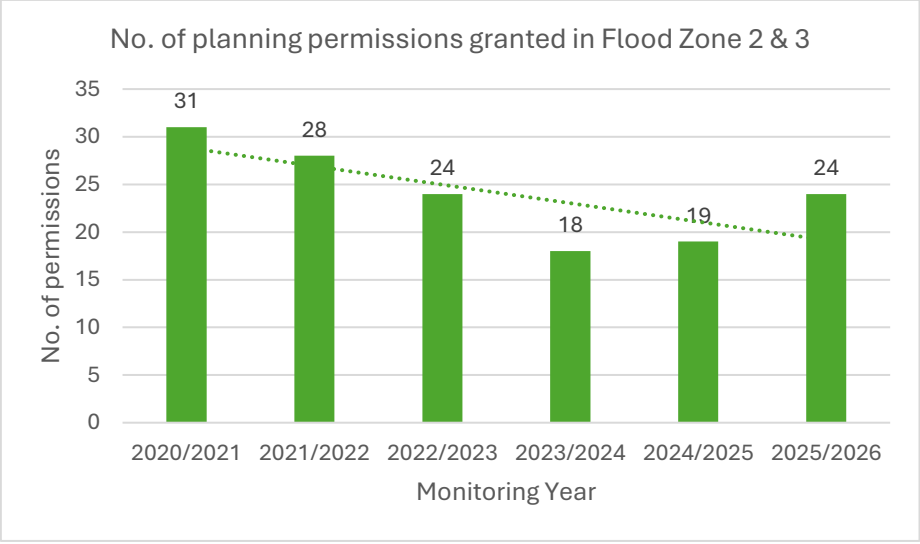


Figure 16: Number of permissions in Flood Zone 2 & 3, 1 April 2020-31 March 2026.

Since 1 April 2020, there have been 81 dwellings completed in Flood Zones 2 and 3. Generally, the level of completions in Flood Zones 2 and 3 has remained constant for the last 4 monitoring periods. Importantly, completions in 2025/26 remain lower than that in 2020/21 which saw the highest level of completions in the Plan period.

In 2025-2026, of the 14 completions; 42.8% were in Flood Zone 2; 28.5% were in Flood Zones 2 and 3, and 28.5% were in Flood Zone 2. This is a more positive trend to managing proposals in flood zones when compared to 2024/25. Of these only three were for housing, a significant decrease from 11 in 2024/25. The remainder were for non residential development including several within town centres.

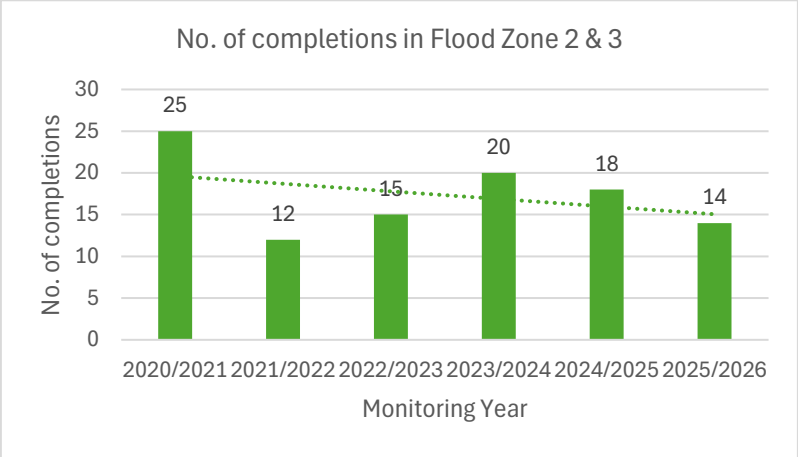


Figure 17: Number of completions in Flood Zone 2 and 3 1 April 2020-31 March 2026

- **POLICY INDICATOR: Number of Planning Applications Granted with a Sustained Objection from the Environment Agency.**

This indicator only measures permissions granted by the Council, so it does not include Nationally Significant Infrastructure Projects. The type of planning applications on which the Environment Agency is consulted can be found here.

Using the permissions data included in Figure 17, no permissions were granted with a sustained objection from the Environment Agency between 1 April 2020 - 31 March 2026.

- **POLICY INDICATOR: Residential properties flooded by the main rivers.**

This indicator measures the number of properties flooded by fluvial and surface water, including residential and non-residential properties. Nottinghamshire County Council as the Lead Local Flood Authority provide the figures.

These figures are approximate, as some residents/business owners do not report flooding to Nottinghamshire County Council. The figures are based on the number of incidents of internal flooding. For example, if a property has flooded three times, then it has been included three times.

Since 1 April 2020, there have been 476 incidents of internal property flooding in the District. In 2025/26 no incidents were reported, a decrease from 2024/25. A high level of incidents were reported in 2022/23 and 2023/24 which appears to be directly linked to specific flooding incidents:

- On 16 August 2022, areas of Worksop suffered significant surface water flooding due to a short but intense rainfall. Of the 110 internal flooding incidents in Bassetlaw during 2022-2023, 98% were as a result of this event.
- In 2023/24 there were two storm events:
  - 20 October 2023 saw significant flooding throughout the District as a result of sustained heavy rainfall. In total, 129 properties in Worksop were flooded: 93

residential properties and 36 businesses. In Retford, 134 properties were flooded: 129 residential properties and 5 businesses. Within the rural area, 14 residential properties and 3 businesses were flooded at East Markham, West Drayton, and Rockley.

- 2 January 2024 saw 5 residential properties flooded in Retford and 17 properties (14 residential and 3 business properties) in Worksop.

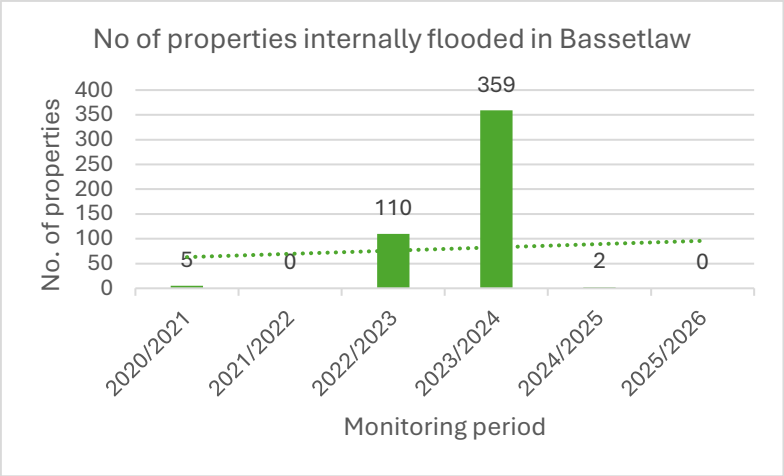


Figure 18: No. of properties internally flooded in Bassetlaw 1 April 2020-31 March 2026.

POLICY ST56: PROVISION AND DELIVERY OF INFRASTRUCTURE

- **POLICY INDICATOR: The amount of developer contributions secured annually through planning obligations.**
- **POLICY INDICATOR: The amount of funding secured from external sources to deliver infrastructure in the District.**

Financial and non-financial contributions from developments can help mitigate development impacts and address infrastructure needs, thereby contributing to place-making and helping to deliver and mitigate the impacts of the Bassetlaw Local Plan.

The Council reports on the total amount of Community Infrastructure Levy and developer contributions secured and spent annually through an Infrastructure Funding Statement available on the Council's website.

- **POLICY INDICATOR: The amount of total CIL contributions secured annually.**

The total amount of CIL contributions secured annually peaked in 2021/2022 partly as a result of a number of pre-Plan period schemes commencing at that time, including major housing developments at Gateford Road and Gateford Park, Worksop; Tiln Lane, Retford and the Former Firbeck Colliery site, Carlton in Lindrick.

In 2025/2026, although CIL income decreased to the lowest level in the Plan period three notable contributions were secured:

- £188,462.59 - Land West of Sutton Lane, Sutton cum Lound
- £387,689.65 - North of Bracken Lane Retford
- £219,220.42 - South of Station Road Beckingham

This decrease is not unexpected as larger sites that are eligible for CIL are reaching the end of their development and the larger Local Plan sites are expected to deliver infrastructure through developer contributions and not CIL. Additionally, the Council adopted a new CIL Charging Schedule in 2024 which reduced the CIL rate to reflect changes to financial viability in the district.

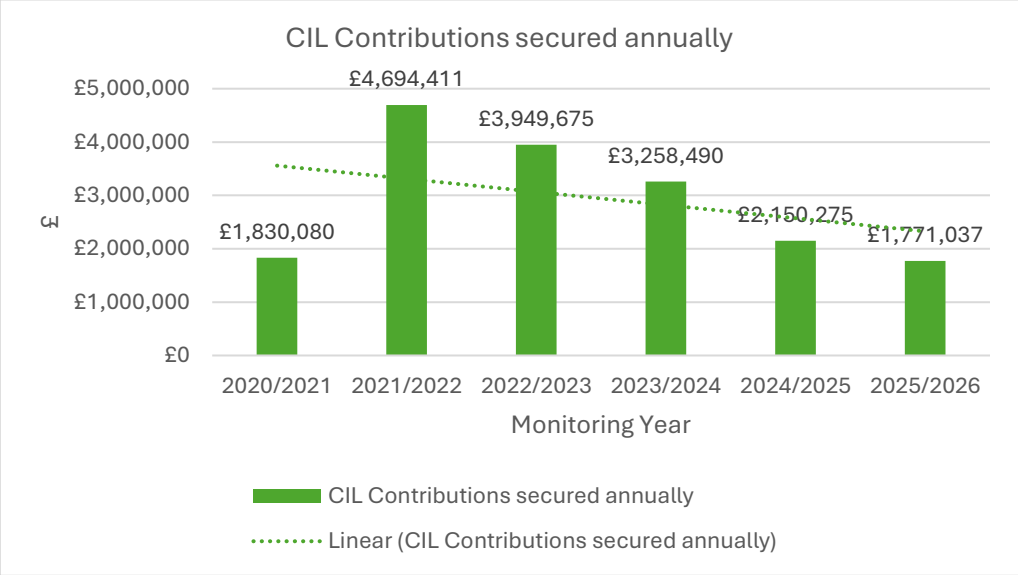


Figure 19: Total CIL contributions secured annually

- **POLICY INDICATOR: The amount of developer contributions secured annually through planning obligations.**

Developer contributions secured through planning obligations (Section 106 agreements) can be either financial or non-financial. Financial contributions can contribute towards the provision and/or improvement of a range of infrastructure including public transport, education, open spaces and highways required to meet the needs of a development. Non-financial contributions can include affordable housing and biodiversity plans.

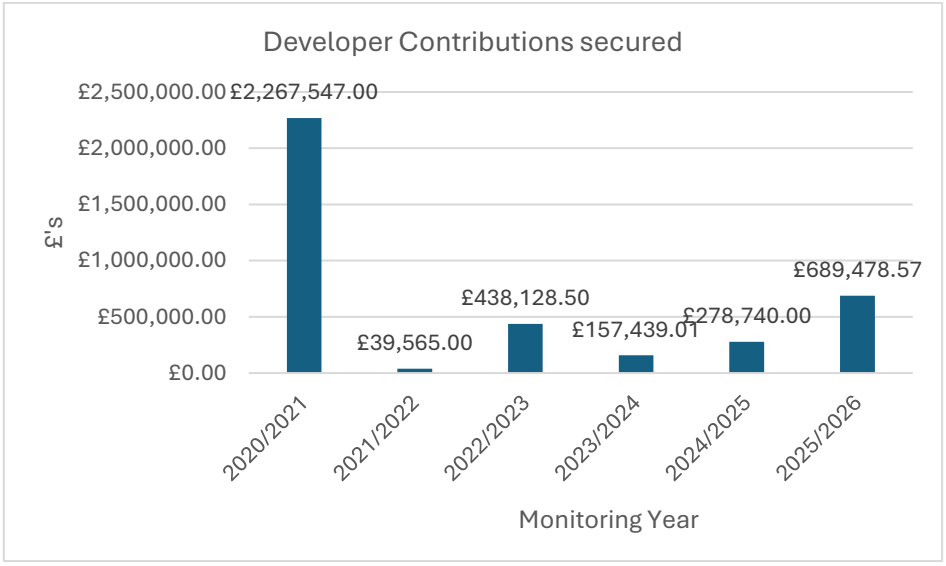


Figure 20: Developer contributions secured annually

The amount of developer contributions increased in 2025/26 to £689,478 including for education, highways, open space and health care from a number of schemes including Thievesdale Lane, Worksop, Grovewood Road, Misterton and the Priory Centre, Worksop.

It is expected that developer contributions secured will increase in future monitoring periods as a result of Local Plan site allocations progressing.

- **POLICY INDICATOR: The amount of funding secured from external sources to deliver infrastructure in the District**

Since 1 April 2020, the Council has received external funding to deliver infrastructure in the District, including:

- In 2020/2021, £1.15m of funding from Sheffield City Region to help with works to the A57/Gateford Road roundabout
- In 2023/2024, the Council received £18 million from the Levelling Up Fund to acquire and redevelop the Priory Centre, Worksop. This includes a new leisure facility, improved pedestrian links, public spaces and a new canal footbridge.
- £5m Levelling Up Partnership (LUP) funding secured to provide a Health Hub at the Priory Centre, including a gym.
- In Retford, the redevelopment of the Buttermarket, part of Retford Town Hall, was awarded up to £1m from the Council's LUP allowance, which together with funding from the Shared Prosperity Fund will redevelop the Buttermarket into a Food Hall.
- On 23 February 2024, the Ryton Natural Flood Management Project (covering Worksop and Shireoaks) secured £25 million funding for the Natural Flood Management Programme. The scheme aims to deliver a multi-year, multi-benefit scheme across the Ryton Catchment to alleviate flood risk downstream.
- In 2024/25, an expansion to Outwood Portland Academy in Worksop was able to enter design phase partly funded by £3m from NCC as the Local Education Authority in combination with £3.5m CIL funding.
- In 2025/2026, work started on the new £8.5 million Newgate Health and Wellbeing Hub, which is primarily funded by the NHS. Work is due to complete in the 2026/2027 monitoring period.