

**Bassetlaw Authority Monitoring Report
2023 – 2024 and 2024 - 2025**



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

1.0 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 2023 - 31 March 2024** and also the period **1 April 2024 - 31 March 2025**.

The objectives of the AMR are to:

- Report on the Council's progress in meeting the timescales set out in the published Local Development Scheme 2025-2028.
- 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.

2.0 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 Local Development Scheme (LDS) for 2025-2028 was approved by Cabinet on 11 March 2025. 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 LDS provides a timetable for the production of the new Local Plan as below. This will ensure that the Council is well prepared to work to the Government's proposed 30 month plan-making timeframe. The timeframe for the Examination process is indicative, given this will largely be outside of the Council's direct control.

Timetable

Scoping & early participation: Jul – Oct 2026
Visioning & strategy development/Evidence gathering & drafting the plan/Engagement, proposing changes & submission: Nov 2026 – Sept 2028
Examination: Oct 2028 – Mar 2029
Finalisation & adoption: April – May 2029

The LDS also provides a timetable for the introduction of nine Supplementary Planning Documents; affordable housing, developers contributions, Bassetlaw Design Code, biodiversity net gain, health impact assessment, trees and development, shopfronts and signage, the historic environment and Clumber Park SSSI recreational impact.

As of 31 March 2025, evidence gathering for all the SPDs is underway.

3.0 Duty to Cooperate

The Council maintained effective duty to cooperate throughout the plan-making process 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.

4.0 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 completed 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
2025/2025	872	540	+332

Table 1: Housing completions in Bassetlaw per monitoring year

The Main Towns contribute 69% in 2023/24 and 63.6% in 2024/25 to the district's overall housing completions. 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. 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 44% to the town's figure (2560), whereas completions in Retford contribute 33% of the figure and Harworth, 35%.

Completions in each town reflect the progress of larger development sites, including Gateford Park, Worksop; Longholme Road, Retford and Simpson Park, Harworth & Bircotes.

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
Total	1118	768	780	2666

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 and by using the above data and the completions data 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

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Blyth	4	27	10	8	7	56
Carlton-In-Lindrick	440	6	7	3	2	458
Hodsock/ Langold	166	6	296	4	0	472
Misterton	2	13	17	48	5	85
Tuxford	0	3	6	-1	5	13
Babworth/Ranby	0	3	1	1	0	5
Barnby Moor	2	0	0	1	0	3
Beckingham	34	48	74	0	0	156
Clarborough	0	2	4	0	0	6
Clayworth	0	0	2	0	0	2
Cuckney	6	0	0	1	67	74
Dunham-On-Trent	0	1	1	0	0	2
East Drayton	2	1	6	0	7	16
East Markham	11	3	1	1	0	16
Elkesley	2	42	0	14	0	58
Everton	0	7	5	8	2	22
Gamston	0	1	0	0	0	1
Gringley-On-The-Hill	3	1	0	2	0	6
Hayton	0	1	1	0	0	2

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Laneham	0	5	1	0	1	7
Lound	0	1	1	2	1	5
Mattersey	30	11	4	25	10	80
Misson	2	1	1	0	0	4
Nether Langwith	24	0	0	1	0	25
Normanton-On-Trent	0	0	2	0	3	5
North and South Wheatley	1	11	4	1	5	22
North Leverton/Habblesthorpe	0	9	1	8	0	18
Rampton	1	0	1	1	0	3
Ranskill	20	0	30	0	0	50
Rhodesia	131	0	0	0	0	131
Scrooby	3	0	1	0	0	4
Shireoaks	28	0	0	10	10	48
South Leverton	1	5	0	1	1	8
Sturton-Le-Steeple	2	1	5	11	4	23
Styrrup/ Oldcotes	4	0	2	2	0	8
Sutton-Cum-Lound	37	12	0	9	4	62
Treswell	2	0	4	5	0	11
Walkeringham	0	2	39	0	10	51
West Stockwith	2	0	0	0	0	2

Table 3: Permissions granted in the Rural Settlements 1 April 2020-31 March 2025

Large Rural Settlements are Blyth, Carlton-in-Lindrick, Langold, Misterton, and Tuxford. Table 3 shows that 1084 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 936 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. Between 2021/22 and 2022/23 overall permissions in the Small Rurals stayed relatively constant making a notable contribution to Parish housing requirements. In 2023/24-2024/25 the number of permissions decreased, partly as a result of the Local Plan becoming advanced and subsequently being adopted. This shows the effectiveness of the plan in managing speculative development in the rural area.

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.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Blyth	1	16	3	7	4	31
Carlton-In-Lindrick	52	82	122	95	108	459

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Hodsock/ Langold	0	3	28	36	98	165
Misterton	2	0	1	0	2	5
Tuxford	3	84	16	3	6	112
Babworth/Ranby	0	0	1	0	1	2
Barnby Moor	3	0	0	0	1	4
Beckingham	44	21	18	16	4	103
Clarborough/ Welham	2	1	0	1	0	4
Cuckney	0	2	0	0	1	3
East Drayton	0	2	1	1	0	4
East Markham	20	44	11	6	5	86
Elkesley	4	0	0	6	0	10
Everton	0	0	0	7	5	12
Gamston	0	8	0	0	2	10
Gringley-On-The-Hill	1	0	0	2	2	5
Mattersey	2	0	19	4	2	27
Misson	0	0	1	0	2	3
Misterton	0	0	0	0	1	1
Nether Langwith	0	0	0	1	0	1
Normanton-On-Trent	3	1	1	3	0	8
North and South Wheatley	4	2	7	0	1	14
North Leverton/ Habblesthorpe	2	9	11	3	4	29
Rampton	3	9	0	1	0	13
Ranskill	4	10	13	17	9	53
Rhodesia	53	19	71	55	33	231
Shireoaks	62	73	45	2	0	182
South Leverton	1	0	1	5	0	7
Sturton-Le-Steeple	3	7	3	1	1	15
Styrrup/ Oldcotes	94	2	0	1	0	97
Sutton-Cum-Lound	2	3	14	10	12	41
Treswell	1	1	0	1	0	3
Walkeringham	6	0	2	34	0	42
West Stockwith	6	0	0	0	1	7
Total	378	399	389	318	305	1789

Table 4: Housing completions in the Rural Settlements 1 April 2020-31 March 2025

Since the beginning of the Local Plan period, there have been 772 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, linked to permissions 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.

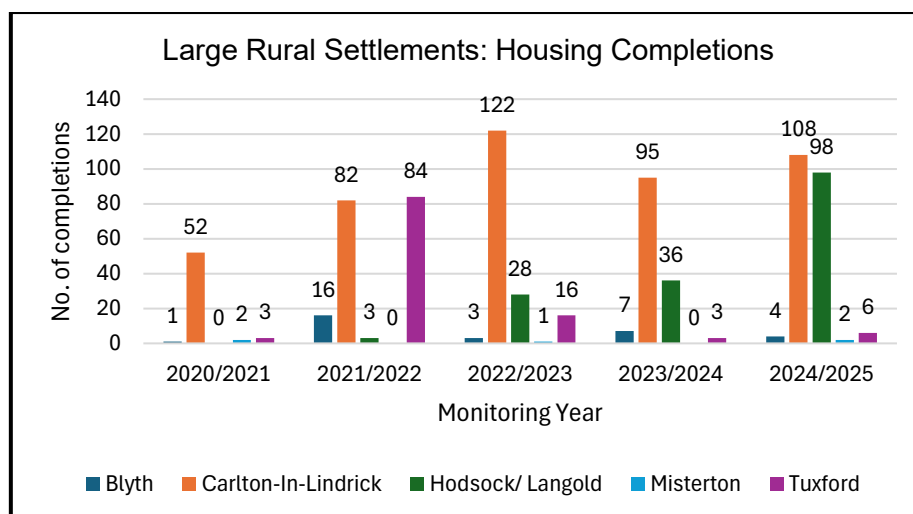


Figure 1: Large Rural Settlements completions 1 April 2020-31 March 2025

Since the beginning of the plan period, there have been 1017 completions in the Small Rural Settlements. Reflecting the pattern in the Large Rurals, completions decreased as the Plan period progressed, from 320 completions in 2020-2021 to 87 in 2024/25. 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.

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 2025.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Bevercotes	1	0	0	0	0	1
Bothamsall	0	5	0	0	0	5
Carburton	0	0	0	0	0	0
Darlington	0	0	0	0	1	1
Holbeck	2	0	0	0	0	2
Marnham	0	0	0	1	0	1
Milton	0	0	2	1	1	4
Ragnall	2	0	4	1	0	7
Stokeham	0	0	0	0	0	0
Torworth	0	1	0	0	0	1
Upton	0	0	0	0	1	1
Welham	2	2	1	0	0	5
Wiseton	0	0	4	0	1	5

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Woodbeck	2	0	0	0	0	2
Total	9	8	11	3	4	35

Table 5: Permissions granted for housing in the countryside 1 April 2020-31 March 2025

Since 1 April 2020, 35 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.

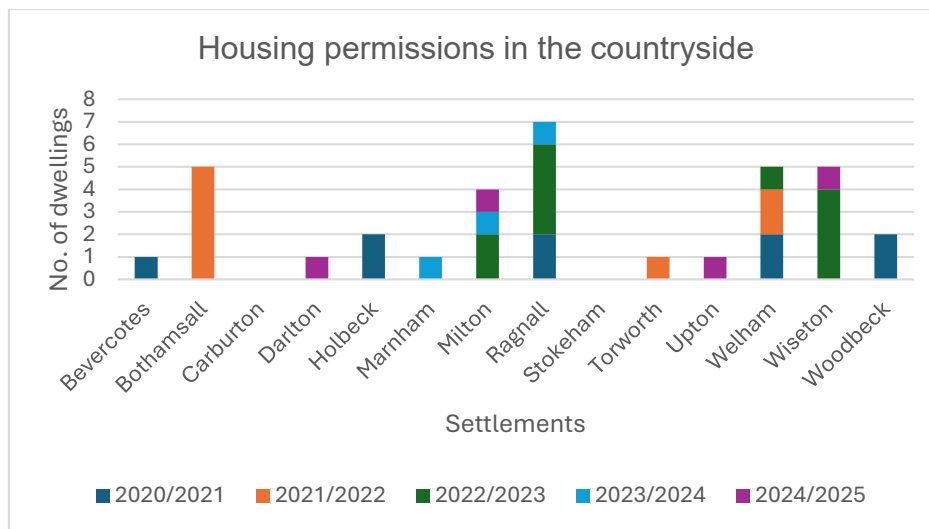


Figure 2: Housing permissions in the countryside 1 April 2020-31 March 2025

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.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Askham	0	0	1	0	0	1
Bevercotes	0	0	0	1	0	1
Bothamsall	0	0	1	0	12	13
Church Laneham	0	0	0	0	1	1
Darlton	0	0	0	1	0	1
Grove	0	0	1	0	0	1
Haughton	0	0	0	0	1	1
Headon cum Upton	3	0	1	0	0	4
Holbeck	6	0	0	0	0	6
Milton	1	0	0	0	0	1
Saundby	0	1	0	0	0	1
Scrooby	1	0	0	0	1	2

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Torworth	0	8	1	0	2	11
Welham	0	0	0	0	1	1
West Drayton/Rockley	0	1	1	0	0	2
West Markham	3	0	1	0	0	4
Wiseton	0	3	0	1	1	5
Woodbeck	0	0	0	2	1	3
Total	14	13	7	5	20	59

Table 6: Completions in the countryside, 1 April 2020-31 March 2025

• **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 2024/25 there was an increased to 25. The new plans are Nether Langwith (May 2024) and Retford Town Centre (November 2024).

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 follow 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 – 665 dwelling - contribution to the housing land supply in the district.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Blyth	0	5	0	0	0	5
Carlton-In-Lindrick	400	0	0	0	0	400
Hodsock/Langold	0	0	0	0	0	0
Misterton	0	0	9	48	0	57
Tuxford	0	0	0	0	0	0
Cuckney	6	0	0	0	0	6
Elkesley	0	39	0	0	0	39
Lound	0	0	1	0	0	1
Mattersey	30	10	4	25	10	79
North Leverton/ Habblesthorpe	0	0	0	8	0	8
Sturton-Le-Steeple	0	0	1	9	3	13
Sutton-Cum- Lound	36	11	0	1	0	48
Walkeringham	0	0	0	0	9	9
Total	472	65	15	91	22	665

Table 7: Neighbourhood plan site allocation commitments 1 April 2020-31 March 2025.

Since 2020, 413 dwellings have been completed on neighbourhood plan site allocations. 87% were in Carlton in Lindrick, including the Former Firbeck Colliery site and a further 9% were in Sutton cum Lound, including Knights Walk, two of the first 'made' plans with site allocations.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Blyth	0	0	2	3	0	5
Carlton-In-Lindrick	37	46	98	77	103	361
Misterton	0	0	0	0	1	1
Mattersey	2	0	2	3	0	7
Sutton-Cum-Lound	2	3	13	10	11	39
Total	41	49	115	93	115	413

Table 8: Neighbourhood Plan Site allocation completions 1 April 2020-31 March 2025.

• **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.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Blyth	1	14	5	0	6	26
Carlton-In-Lindrick	400	2	6	2	1	411
Hodsock/ Langold	0	6	0	4	0	10
Misterton	0	1	4	0	2	7
Tuxford	0	2	0	0	5	7
Clarborough/ Welham	0	2	0	0	0	2
Clayworth	0	0	2	0	0	2
Cuckney	0	0	0	1	67	68
Dunham-On-Trent	0	1	0	0	0	1
East Drayton	0	1	0	0	0	1
East Markham	7	0	0	1	0	8
Elkesley	2	0	0	0	0	2
Everton	0	6	0	2	2	10
Gringley-On-The-Hill	2	1	0	0	0	3
Hayton	0	1	0	0	0	1
Laneham	0	1	0	0	0	1
Lound	0	1	0	1	1	3
Misson	1	1	0	0	0	2
Nether Langwith	0	0	0	1	0	1
Normanton-On-Trent	0	0	0	0	3	3
North and South Wheatley	0	0	3	1	1	5
Rampton	0	0	0	1	0	1
Ranskill	0	0	3	0	0	3
Rhodesia	4	0	0	0	0	4
Scrooby	3	0	0	0	0	3

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Sturton-Le-Steeple	0	1	0	1	1	3
Styrrup/ Oldcotes	0	0	1	0	0	1
Sutton-Cum-Lound	2	1	0	8	2	13
Treswell	2	0	0	5	0	7
Total	424	42	24	28	91	609

Table 9: Housing permissions on brownfield land, 1 April 2020-31 March 2025

67% 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.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Blyth	0	2	0	0	3	5
Carlton-In-Lindrick	4	0	57	73	105	239
Hodsock/ Langold	0	1	5	0	0	6
Misterton	0	0	0	0	0	0
Tuxford	1	2	5	3	5	16
Beckingham	0	0	0	0	1	1
Cuckney	0	0	0	0	1	1
East Drayton	0	0	0	1	0	1
East Markham	11	33	7	0	0	51
Elkesley	0	0	0	6	0	6
Everton	0	0	0	3	4	7
Gamston	0	8	0	0	1	9
Gringley-On-The-Hill	1	0	0	1	2	4
Misson	0	0	1	0	0	1
Nether Langwith	0	0	0	1	0	1
Normanton-On-Trent	1	0	1	1	0	3
North and South Wheatley	1	0	1	0	0	2
North Leverton/ Habbleshthorpe	0	9	0	0	0	9
Ranskill	1	0	0	0	0	1
Rhodesia	31	5	4	0	0	40
Shireoaks	0	0	0	0	0	0
South Leverton	1	0	0	0	0	1
Sturton-Le-Steeple	0	0	2	0	1	3
Styrrup/ Oldcotes	94	0	0	0	0	94
Sutton-Cum-Lound	0	1	1	0	0	2
Treswell	1	1	0	1	0	3
Walkeringham	6	0	0	0	0	6

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
West Stockwith	0	0	0	0	1	1
Total	153	62	84	90	124	513

Table 10: Housing completions on brownfield land, 1 April 2020-31 March 2025

In total, there have been 513 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 2024/25, contributing 46.8% of the overall total. Another notable completion, contributing 18.3% is the conversion of offices in Styrrup / 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.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Bevercotes	1	0	0	0	0	1
Bothamsall	0	5	0	0	0	5
Darlington	0	0	0	0	1	1
Milton	0	0	0	0	1	1
Ragnall	0	0	0	1	0	1
Welham	2	2	0	0	0	4
Woodbeck	2	0	0	0	0	2
Total	5	7	0	1	2	15

Table 11: Permissions on brownfield land in the countryside 1 April 2020-31 March 2025

35% 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.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Bevercotes	0	0	0	1	0	1
Bothamsall	0	0	0	0	12	12
Church Laneham	0	0	0	0	1	1
Darlington	0	0	0	1	0	1
Headon cum Upton	1	0	1	0	0	2
Milton	1	0	0	0	0	1
Scrooby	0	0	0	0	1	1
Torworth	0	8	0	0	0	8
Welham	0	0	0	0	1	1
West Drayton/Rockley	0	1	1	0	0	2
West Markham	1	0	0	0	0	1

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Woodbeck	0	0	0	2	1	3
Total	3	9	2	4	16	34

Table 12: Brownfield site completions in the countryside 1 April 2020-31 March 2025

- **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 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.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Blyth	1	0	0	0	0	1
Carlton-In-Lindrick	0	6	4	1	2	13
Hodsock/ Langold	0	0	0	4	0	4
Misterton	0	0	1	0	4	5
Tuxford	0	1	1	0	4	6
Babworth/Ranby	0	0	0	1	0	1
Clarborough/ Welham	0	1	0	0	0	1
Cuckney	0	0	0	1	0	1
Dunham-On-Trent	0	1	0	0	0	1
East Drayton	0	1	0	0	0	1
East Markham	8	0	0	1	0	9
Elkesley	0	0	0	9	0	9
Everton	0	1	1	5	2	9
Gringley-On-The-Hill	3	0	0	1	0	4
Hayton	0	0	1	0	0	1
Laneham	0	4	1	0	0	5
Lound	0	0	0	0	0	0
Misson	0	0	1	0	0	1
North and South Wheatley	0	5	2	0	3	10
Ranskill	0	0	3	0	0	3
Scrooby	1	0	0	0	0	1
South Leverton	0	0	0	0	0	0
Sturton-Le-Steeple	2	0	0	0	1	3
Styrrup/ Oldcotes	4	0	0	2	0	6
Sutton-Cum-Lound	1	0	0	8	3	12
Treswell	0	0	4	0	0	4
West Stockwith	2	0	0	0	0	2
Total	22	20	19	33	19	113

Table 13: Permissions for conversions 1 April 2020-31 March 2025.

Between 1 April 2020-31 March 2025 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 other established employment areas. Excluding this scheme, completions do not exceed 22 per year.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Blyth	0	1	0	0	0	1
Carlton-In-Lindrick	0	0	0	1	5	6
Hodsock/ Langold	0	0	0	0	0	0
Misterton	0	0	0	0	0	0
Tuxford	1	2	1	3	5	12
Babworth/Ranby	0	0	1	0	1	2
Beckingham	0	0	0	0	1	1
Clarbrough/ Welham	1	0	0	0	0	1
Cuckney	0	0	0	0	1	1
East Drayton	0	0	0	1	0	1
East Markham	4	7	0	0	0	11
Everton	0	0	0	5	3	8
Gamston	0	8	0	0	1	9
Gringley-On-The-Hill	1	0	0	1	2	4
Mattersey	0	0	0	1	0	1
Nether Langwith	0	0	0	1	0	1
Normanton-On-Trent	0	0	1	0	0	1
North and South Wheatley	1	2	1	0	0	4
North Leverton/ Habblesthorpe	1	0	0	0	0	1
Rampton	2	0	0	0	0	2
Ranskill	1	0	0	0	0	1
Sturton-Le-Steeple	0	0	1	1	1	3
Styrrup/ Oldcotes	94	2	0	0	0	96
Sutton-Cum-Lound	0	0	0	0	1	1
West Stockwith	0	0	0	0	1	1
Total	106	22	5	14	22	169

Table 14: Completions from conversions 1 April 2020-31 March 2025

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.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Bothamsall	0	5	0	0	0	5
Darlton	0	0	0	0	1	1
Holbeck	2	0	0	0	0	2
Ragnall	2	0	0	1	0	3
Torworth	0	1	0	0	0	1
Upton	0	0	0	0	1	1
Welham	1	0	0	0	0	1
Wiseton	0	0	4	0	1	5

Woodbeck	2	0	0	0	0	2
Total	7	6	4	1	3	21

Table 15: Planning permissions for conversions in the countryside 1 April 2020-31 March 2025

In total, there have been 49 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).

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Askham	0	0	1	0	0	1
Bothamsall	0	0	1	0	12	13
Grove	0	0	1	0	0	1
Haughton	0	0	0	0	1	1
Holbeck	6	0	0	0	0	6
Saundby	0	1	0	0	0	1
Scrooby	0	0	0	0	1	1
Torworth	0	8	1	0	2	11
Welham	0	0	0	0	1	1
West Drayton/Rockley	0	1	1	0	0	2
West Markham	3	0	0	0	0	3
Wiseton	0	3	0	1	1	5
Woodbeck	0	0	0	2	1	3
Total	9	13	5	3	19	49

Table 16: Completions from conversions 1 April 2020-31 March 2025

Policy indicator: affordable housing permitted/completed in the rural area is assessed under Policy ST27.

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 - 2024/25, 233 dwellings have been permitted in the Worksop Central area. 72% were permitted in 2020-2021 and 2021-2022. This is partly due to permissions to convert public buildings at the Former Magistrates Court, the Former Police Station and the Former Ryton Park Primary School.

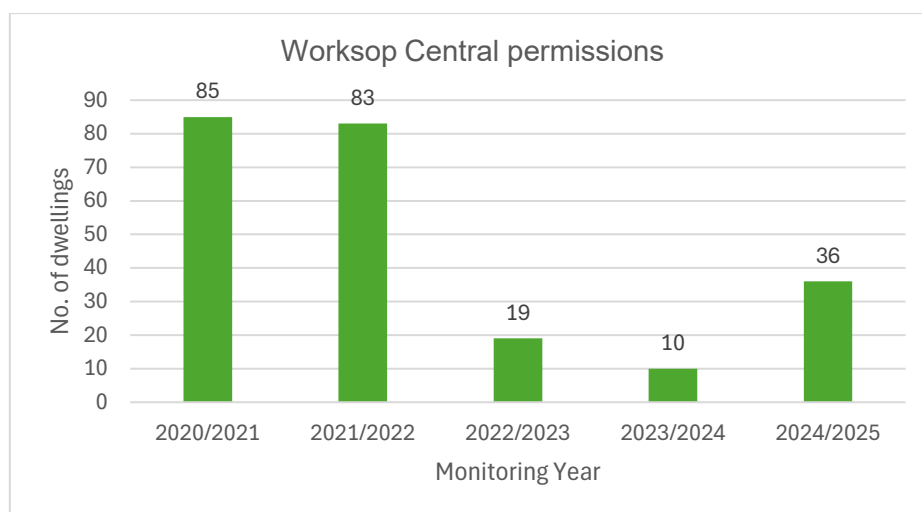


Figure 3: Workshop Central Area permissions 1 April 2020-31 March 2025.

Since the start of the plan period 175 dwellings have been completed in the Workshop Central Area. 69% were completed between 2022-2023 and 2023-2024 linked to the permissions identified above. This shows the policy approach is working well, with 73% of the housing contribution identified by the Plan being delivered by 2024/25, whilst also making positive use of buildings with a sustainable town centre location.

2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
21	5	70	51	28	175

Table 17: Workshop Central Area completions 1 April 2020-31 March 2025.

- **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.**

	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Permissions	85	83	19	10	36	233
Completions	21	5	70	51	28	175

Table 18: Workshop Central brownfield land permissions/completions 1 April 2020-31 March 2025

	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Permissions	85	80	19	9	36	52,281sqm
Completions	9	0	70	47	28	52,281sqm

Table 19: Workshop Central conversion permissions/completions 1 April 2020-31 March 2025.

Workshop 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 175 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 Workshop Central is having a positive impact on the regeneration of the area.

Policy indicator: Amount of permitted and completed employment land (ha) in the Worksop Central Area will be covered under Policy ST7.

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, three 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.

Monitoring Year	E (g)	B2	B8	Total
Floorspace (Sqm)				
2020/2021			13,935	13,935
2021/2022				
2022/2023			209,144	209,144
2023/2024				
2024/2025				
Total	0	0	223,079	223,079

Table 20: General and Larger Unit Employment Site Completions, 1 April 2020-31 March 2025

- **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 2025 the amount of vacant employment land was 137.79ha.

Although there have been no completions since 2022/23, Shireoaks Common and further phases of Symmetry Park and Snape Lane are under construction. These are expected to be completed in the 2025/26 monitoring period.

Site	Gross Available Land (Ha)	2020/21	2021/22	2022/23	2023/24	2024/25
EM001: Shireoaks Common	12.0	12.0	12.0	12.0	12.0	12.0
EM002: Symmetry Park	20.3	16.8	16.8	1.19	1.19	1.19
EM003: Centre of Excellence for Modern Construction	16.0	16.0	16.0	16.0	16.0	16.0
EM004: Welbeck Colliery	3.0	3.0	3.0	3.0	3.0	3.0
EM005: Carlton Forest	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
EM007: Snape Lane	81.2	81.2	81.2	42.6	42.6	42.6
EM008a: Former Bevercotes Colliery	43.0	43.0	43.0	43.0	43.0	43.0
EM008b: Manton Wood	24.9	24.6	24.6	10.8	10.8	10.8
TOTAL	209.6	205.8	205.8	137.79	137.79	137.79
SEM001: Apleyhead Junction	118.7	118.7	118.7	118.7	118.7	118.7

Table 21: Employment Allocations – Vacant Land, 1 April 2020-31 March 2025

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.**

NOMIS 2024 [Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#) shows a significant increase in the administrative and support service sector, from 2000 employee jobs to 9000 since 2020. This could be as a result of a slight reduction in other sectors such as real estate and finance (reduction in 100 jobs in each sector) as well as a decrease in the retail sector from 8000 to 7000 jobs, reflecting a national trend. The majority of other sectors maintain a consistent trend in terms of number of employee jobs annually since 1 April 2020.

• **POLICY INDICATOR: Average gross weekly earnings.**

Overall, NOMIS 2025 [Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#) shows average weekly earnings have increased at a local, regional and national level since 2020. However, the difference between average local earnings and regional/national earnings has also increased. In 2020 the difference between the Bassetlaw average and the national average was £50 per week, in 2025 it is £68.

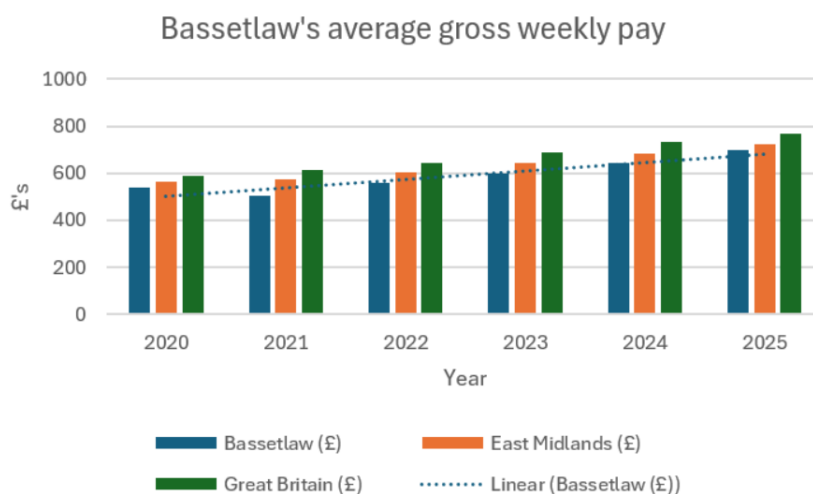


Figure 4: Average gross weekly earnings, NOMIS 2025

Year	Bassetlaw (£)	East Midlands (£)	Great Britain (£)
2020	537.2	562.5	587.4
2021	503.7	572.3	612.2
2022	560.6	604.3	644.7
2023	598.2	644.1	689.7
2024	643.1	684	730.6
2025	698.6	720.8	766.6

Table 22: Average gross weekly earnings, Nomis 2025

- **POLICY INDICATOR: No and size of businesses at both Enterprise and Local Unit Level.**

Business Counts are a good way of understanding the strength of the local economy. NOMIS define an enterprise as the overall business, made up of all the individual sites or workplaces. It is the smallest combination of legal units (generally based on VAT and/or PAYE records) that has a certain degree of autonomy within an enterprise group. A local unit is an individual site (e.g. a factory or shop) associated with an enterprise. It can also be referred to as workplace.

NOMIS [Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#) shows an increase in the number of units at Enterprise and Local Unit Level over the Plan period. At Enterprise Unit Level and Local Unit Level the largest increase was between 2021 and 2022, of 95 units for both. Growth was steady in 2024 but increased again in 2025 by 75 units at Enterprise Level and by 60 units at Local Level.

	2020	2021	2022	2023	2024	2025
Total Enterprises	4010	4065	4160	4205	4255	4330
Total Local Units	4845	4900	5015	5060	5105	5165

Table 23: No of businesses at Enterprise and Local Unit Level in Bassetlaw, NOMIS 2026

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 helps 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)	B2	B8	E(g)/B2/B8	Total
	Sqm				
2020/2021	234.3	324	5,734	0	6,292.3
2021/2022	0	2,000.4	706	0	2,706.4
2022/2023	-270	12,426	162	0	12,318
2023/2024	395	3,670.3	1,759	0	5,824.3
2024/2025	130	315	0	0	445
Total	489.3	18,735.7	8,361	0	27,586

Table 24: Existing Employment Sites permissions (sqm) 1 April 2020-31 March 2025

Between 1 April 2020-31 March 2025, 27,586sqm 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 2022/23 which saw the largest amount of floorspace granted, including two permissions within Blyth Road East, Harworth.

Monitoring Year	E (g)	B2	B8	E(g)/B2/B8	Total
	Sqm				
2020/2021	50.76	976	757	0	1,783.76
2021/2022	234.3	2,298	2,534	3,994.4	9,060.7
2022/2023	0	10,559	0	0	10,559
2023/2024	0	8,492	4,809	0	13,301
2024/2025	395	351	1,188	0	1,934
Total	680.06	22,676	9,288	3,994.4	36,368.46

Table 25: Existing Employment Sites completions (sqm) 1 April 2020-31 March 2025

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 but from other completions at Blyth Road West, Harworth.

Permissions and completions for employment floorspace were lower in 2024/25 than previous years. This could be because available space at the existing sites is becoming more limited and/or businesses are not looking to invest in the current economic climate. 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	B8	Total
	Sqm		
2020/2021	0	0	0
2021/2022	0	551	551
2022/2023	0	0	0
2023/2024	0	0	0
2024/2025	2,806	147	2,953
Total	2,806	698	3,504

Table 26: Rural Employment Sites permissions (sqm) 1 April 2020-31 March 2025

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 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 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	8,558.76	0.85
2024/2025	2,439.3	0.24
Total	11198.1	1.11

Table 27: Employment land/floorspace lost at Existing Employment Sites 1 April 2020-31 March 2025

- **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 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 permissions and completions in 2020/21 and 2021/22 as activity is low in both years. Permissions increased significantly 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	8,651.7	1,011
2023/2024	9,694.6	11,368.5
2024/2025	5,704.9	1,715.9
Total	29,816.2	18,229.2

Table 28: Employment floorspace permitted/completed in the rural area 1 April 2020-31 March 2025

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

A key element of Policy ST8 is that where appropriate proposals make good use of previously developed land and existing buildings. 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, 56% of land permitted was brownfield and 67% of completions are on brownfield land. Table 29 shows that in 2020/21 no permissions were granted on greenfield land, whilst between 2020-2023 no completions involved greenfield land, showing the policy approach is helping to inform sustainable growth in the rural area.

Monitoring Year	Employment land permitted (ha)			Employment land completed (ha)		
	BF	GF	Total	BF	GF	Total
2020/2021	0.5465		0.5465	0.009		0.009
2021/2022	0.0183	0.2479	0.2662	0.415		0.415
2022/2023	0.86547	0.5729	1.43837	0.19899		0.19899
2023/2024	1.07256	0.7703	1.84286	0.86515	0.2958	1.16095
2024/2025	0.20279	0.45	0.65279	0.37979	0.6303	1.01009
Total	2.70562	2.0411	4.74672	1.86801	0.9261	2.79411

Table 29: Brownfield/greenfield employment land permissions/completions, 1 April 2020-31 March 2025

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

Monitoring shows an overall negligible loss of 0.58ha of employment land in the rural area between 1 April 2020 and 31 March 2025. 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	0.0153
2021/2022	0.0018
2022/2023	0.35346
2023/2024	0
2024/2025	0.21614
Total	0.5867

Table 30: Employment land lost in rural area 1 April 2020-31 March 2025

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 prototype facility was completed in 2022/23.

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.

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

	Permissions (ha)				Completed (ha)
Monitoring Year	Economic	Economic and Environmental	Environmental	Total	
2020/2021					
2021/2022					
2022/2023	0.0068			0.0068	0.14
2023/2024	0.0312	12.21		12.2412	0.03
2024/2025			0.24	0.24	
Total	0.038	12.21	0.24	12.488	

Table 31: Permissions/completions at Large Rural Brownfield Sites 1 April 2020-31 March 2025

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 a growth in the number of plots/pitches completed to support the visitor economy. 116 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

Monitoring Year	Camping pitches	Caravan plots	Lodges plots	Chalet Pod plots	Total
2024/2025	0	15	0	0	15
Total	8	84	14	10	116

Table 32: No of pitches/plots completed 1 April 2020-31 March 2025

- **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 2025 one new hotel was provided, 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 each town centre.

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Harworth & Bircotes	1	1	2	2	4
Retford	8	4	10	9	10
Worksop	33	33	38	34	38
Total	42	38	50	45	52

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

Worksop records the highest number of vacant E(a) units and despite a slight decline in 2023-24, the number has risen to pre-2023/24 levels of 38 units. This suggests that gains may have been temporary and that long-term vacancies are not being reoccupied. Several have been vacant for a sustained period since 2020.

Retford followed a similar trend, with 2024/25 vacancies rising slightly to 10 following a minimal decline in 2023/24. This may also suggest that these units include long term vacant units.

Harworth & Bircotes, although smaller in scale, has seen a proportionally larger increase with vacancies doubling from 2 vacant units in 2023-2024 to 4 units in 2024-2025. Although it is a small number, it represents a noticeable proportion of the centre's retail offer and can therefore have a greater impact locally considering the size of the town centre.

A review of vacancy patterns within Worksop town centre shows that vacant E(a) units are not evenly distributed but tend to cluster in a few key areas. In 2024-2025, 39% (15) of the total 38 vacant E(a) units are located within the Priory Centre, with a further 8 units on Bridge Street, including several long-term vacant units. These are some of the town's main retail frontages,

vacancies in these areas have a noticeable effect on the overall appearance and activity of the town centre.

There is no clear clustering of vacant E(a) units within Retford Town Centre. Vacancies are scattered across a number of streets rather than concentrated in one area but nevertheless include the town's main retail frontages.

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Carlton-in-Lindrick	0	0	0	2	0
Langold	1	1	1	2	2
Misterton	0	0	0	0	0
Retford: Welbeck Road	0	0	0	0	0
Tuxford	0	1	1	1	1
Worksop: Celtic Point	0	0	1	0	0
Worksop: Prospect Precinct	0	0	0	0	0
Worksop: Retford Road	0	0	0	0	0
Total	1	2	3	5	3

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

Vacancy levels across Bassetlaw's local centres remain very low and stable, which is a positive trend. Most local centres, including Carlton-in-Lindrick, Misterton, Retford (Welbeck Road), and Worksop centres at Celtic Point, Prospect Precinct, and Retford Road, recorded no vacant E(a) units during the current monitoring period. Only Langold and Tuxford have small numbers of vacancies (2 and 1 units respectively in 2024-2025), these have remained consistent over recent years and do not indicate any wider decline. Overall, the evidence suggests that the Local Centres are functioning well and help meet local everyday needs.

Although not necessary to monitor the effectiveness of Policy ST11, monitoring overall vacancy levels (not just for retail units) helps inform future policy direction.

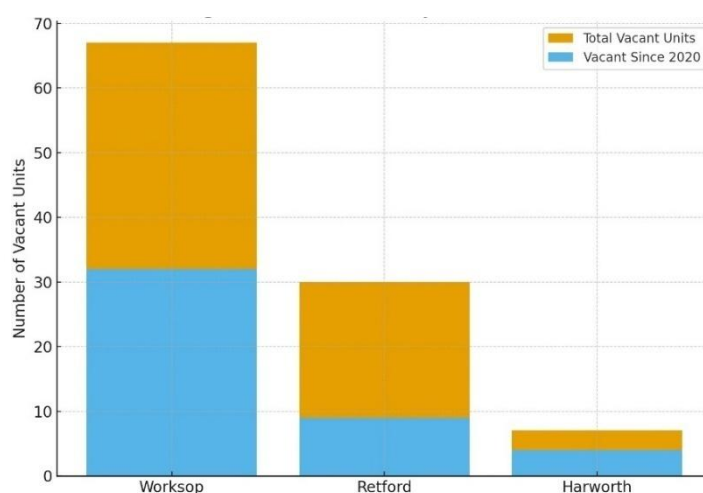


Figure 5: Total number of vacant units in Town centres

In 2024/25, 23% (67) units out of a total of 289 units were vacant in Worksop town centre. Of these, 47% have been vacant since 2020/21, indicating a significant proportion of long-term vacancies. Vacancies are mostly clustered at the Priory Centre (15 units) and Bridge Street (21 units), suggesting where targeted intervention would improve occupancy and maintain town centre vitality.

In 2024/25 in Retford, the overall vacancy rate was a lower 10% (30 units) out of a total of 295 units, of which 30% are long-term vacancies that have persisted since 2020. The presence of long-term vacancies in areas such as the Market Place, The Square, and Bridgegate Centre indicates focused measures would support and encourage the re-use of town centre premises.

11% (7 units) out of a total of 61 units are vacant in Harworth, of which 57% have remained vacant since 2020. Given the relatively small size of Harworth town centre, this level of long-term vacancy is noticeable and suggests that some units are 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**

Within the town/local centres one E(a) unit was granted planning permission for non-E(a) uses in 2023-2024. Located in Celtic Point, Worksop a shop saw a change of use to a Tanning Salon (23/00221/COU), representing a clear loss of a retail unit from the Local Centre. In 2024-2025, there was no loss of retail E(a) units.

Overall, the monitoring identifies a limited loss of retail units to non-E(a) uses through planning permission. This is likely to be as a consequence of a broader trend of town centre diversification in response to the national changes in the Use Classes Order which have broadened out the sub classes within Class E allowing change of use from retail to non retail without the need for planning permission. This has resulted in some units converting to personal services such as tanning salons and Tattoo studios. These changes may not significantly impact the overall vitality and viability of the centres but are relevant for understanding the evolving character of the town/local centres and the role retail could play in future.

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

During both the 2023-2024 and 2024-2025 monitoring years, there were no new convenience or comparison goods floorspace completions recorded within the district.

POLICY ST12: MANAGEMENT OF TOWN CENTRES

- **POLICY INDICATOR: The amount of E(a) uses in each Primary Shopping Area at ground floor level**

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 Worksop and Harworth & Bircotes reflecting ongoing changes in shopping habits, the increase in internet shopping and national re-structuring of the retail market. The number of E(a) units has reduced by 7% since the start of the Plan period. This represents a small but consistent downward trend in retail units over the Plan period.

In Retford, the number of E(a) units has remained more stable, with a slight 3% reduction since 2020/21. This suggests that while some change has occurred, the centre continues to retain a strong retail core relative to its size.

		Number of E(a) Units				
No. units in primary shopping area		2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Harworth & Bircotes	40	18	18	15	16	15
Retford	117	70	70	69	66	67
Worksop	88	67	67	66	65	61
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 (December 2015). The Council have agreed through the Local Development Scheme to absorb the planning policy framework for Worksop Central within any future 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.**

The Local Plan was adopted in May 2024, so the 2024/25 AMR will be the first to monitor the progress of housing site allocations. Table 36 shows the current status of each site allocation.

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 2025
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	Full planning permission for 90 dwellings. Application for remaining 30 dwellings expected to follow
HS4	Former Manton Primary School, Worksop	100	100	0	
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	

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 2025
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 2025.

Only part of one site allocation has planning permission, HS3: Radford Street, Worksop for 90 dwellings. Three sites have applications pending consideration showing clear progression of these sites since Local Plan adoption.

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.

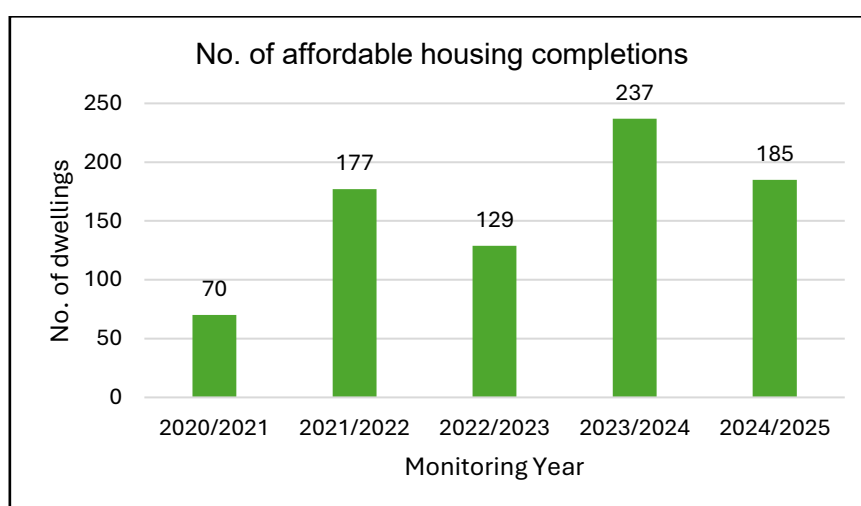


Figure 6: Affordable housing completions, 1 April 2020 - 31 March 2025.

Between 1 April 2020 – 31 March 2025, there have been 798 affordable homes completed in the District. 2023/24 saw delivery peak at 237 homes, a significant increase from 129 homes in 2022/23. Delivery declined in 2024/25 but was more than double that in 2020/21, showing that the policy approach is having a positive impact on affordable housing provision.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
No. of completions	70	177	129	237	185	798

Table 37: No. of affordable housing completions between 1 April 2020 - 31 March 2025.

To put this into context, between 1 April 2020-31 March 2025 there have been 4440 housing completions (net), of which 798 are affordable homes. This equates to 18% of all new homes delivered in the District. Table 38 shows the contribution affordable housing made to the overall provision of housing, in three out of the five monitoring periods completions exceeded 20%, 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%
2024/2025	872	185	21%
Total	4440	798	18%

Table 38: Affordable Housing completions as a % of net housing completions, 1 April 2020 - 31 March 2025.

- **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 2025, 614 units have been permitted for affordable rent and affordable home ownership. The split is broadly even, 51% permitted for affordable rent and 49% for affordable home ownership which 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 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
Total	312	304	614

Table 39: Affordable housing permissions by type, 1 April 2020 - 31 March 2025

Between 1 April 2020-31 March 2025, 798 affordable homes were completed in the district. Reflecting the trend in permissions, completions are broadly even: 52.9% for affordable rent, 47.1% for affordable home ownership. The Local Plan policy split (25% for affordable housing for rent/75% for affordable home ownership) is therefore not reflected in completions currently. This will be kept under review.

Notable completions include; 66 affordable homes for rent at Ashvale Road, Tuxford, 79 First Homes at the Former Firbeck Colliery, and 31 Shared Ownership dwellings at Land South of Gateford Road, Worksop.

Monitoring Year	Affordable housing - rent	Affordable housing - completions	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
Total	422	376	798

Table 40: Affordable Housing Completions by type, 1 April 2020 - 31 March 2025

- **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.

Two out of the five monitoring periods saw less than 100 units granted permission, although in 2021/22, this was possibly as a result of the Covid pandemic. In 2024/25, only 2 affordable homes were consented. This is partly linked to the level of permissions granted for major development in that monitoring period. As the Local Plan site allocations progress it is expected that the number of permissions will increase.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Harworth & Bircotes	26	0	121	100	0	247
Retford	34	15	7	0	0	56
Worksop	107	30	0	1	2	140
Total	167	45	128	101	2	443

Table 41: Affordable housing plots consented, Main Towns, 1 April 2020 - 31 March 2025

Between 1 April 2020-31 March 2025, there have been 436 affordable housing completions in the Main Towns; 54.6% of affordable housing completions. Overall, there has been a significant 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 due to viability, as well as the increasing availability of funding and use of additionality between 2023 - 2025.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Harworth & Bircotes	3	0	4	38	64	109
Retford	8	9	27	60	18	122
Worksop	24	38	62	48	33	205
Total	35	47	93	146	115	436

Table 42: Affordable housing completions, Main Towns, 1 April 2020 - 31 March 2025

Overall, Worksop has seen the highest number of affordable homes completed since 1 April 2020, almost double that of Retford and Harworth & Bircotes. 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 saw an increase in affordable housing completions in 2024/25, 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 second-highest number of affordable housing completions. Delivery was slow in the early plan period and peaked in 2023/24 linked to the delivery of several sites including Tiln Lane, Kenilworth Mews and North Road. Similar to Worksop, completions dropped in 2024/25.

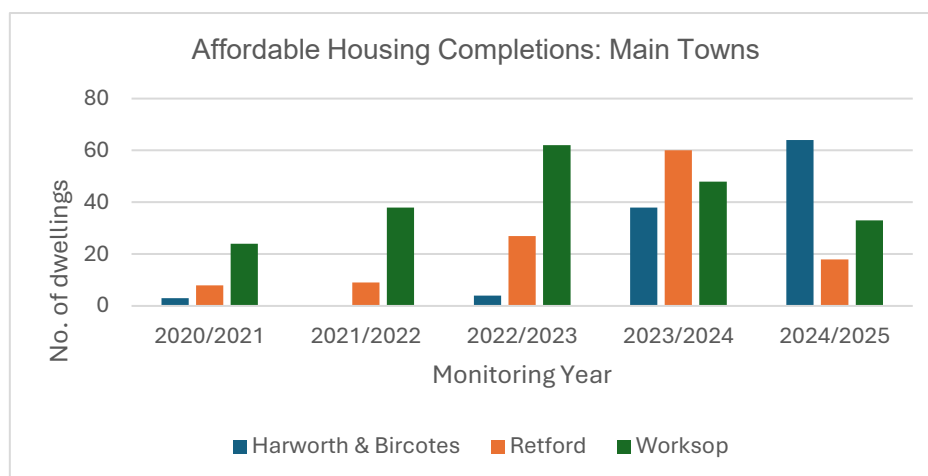


Figure 7: Affordable Housing Completions, Main Towns 1 April 2020 - 31 March 2025

Within the rural area, 182 homes have been granted permission for Affordable Housing. Most settlements had less than 10 homes permitted reflective of the number of major developments in these settlements. Notable permissions are: 106 at the Former Firbeck Colliery Site, Carlton in Lindrick, 22 at Rhodesia and 20 at Beckingham. However, limited affordable housing has been permitted since 2022-2023. This is due to the majority of permissions being for minor proposals, where affordable housing is not a requirement. Several parishes have neighbourhood plan allocations for 10 or more homes, which could provide affordable housing later in the Plan period.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Carlton-in-Lindrick	106	0	0	0	0	106
Langold	0	0	8	0	0	8
Misterton	0	0	0	8	0	8
Beckingham	0	1	20	0	0	21
North Leverton	0	5	0	0	0	5
Ranskill	0	0	7	0	0	7
Rhodesia	22	0	0	0	0	22
Shireoaks	1	0	0	0	0	1
Sutton-cum-Lound	4	0	0	0	0	4
Total	133	6	35	8	0	182

Table 43: Affordable homes consented, rural area 1 April 2020-31 March 2025

In total, 362 affordable housing completions have occurred in the rural area since 1 April 2020. This is in part due to the progression of several of the permissions highlighted above including the Former Firbeck Colliery Site 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. This is partly due to the advancing Local Plan indicating direction of travel, with fewer speculative major sites coming forward.

	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
Blyth	0	0	0	0	0	0
Carlton-in-Lindrick	6	7	19	1	60	93
Langold	0	0	0	0	2	2
Misterton	0	0	0	0	0	0
Tuxford	0	86	0	0	0	86
Beckingham	10	2	1	52	1	66
East Markham	9	21	0	0	0	30
Mattersey	0	0	6	0	0	6
North Leverton	0	0	0	1	1	2
Ranskill	0	0	0	9	2	11
Rhodesia	0	0	0	15	4	19
Shireoaks	10	13	9	0	0	32
Sutton-cum-Lound	0	1	1	2	0	4
Walkeringham	0	0	0	11	0	11
Total	35	130	36	91	70	362

Table 44: Affordable housing completions, rural area 1 April 2020-31 March 2025

- **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 - 31 March 2025 has increased by 5% over the past 5 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/private 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
Total	4440	3560	798

Table 45: Net market/affordable housing completions, 1 April 2020 - 31 March 2025

Of the overall number of homes completed in the first 5 years of the plan period, there is an

80.2/18.8% 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.

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%

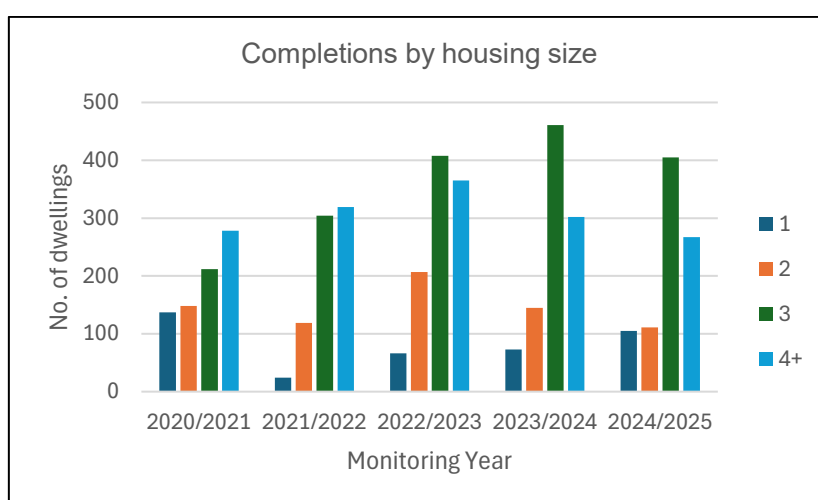


Figure 8: Completions by housing size 1 April 2020 - 31 March 2025

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. Provision of 4 bed+ dwellings has decreased from 42% in 2021/22 to 29% in 2024/25 again reflective of need. This change aligns with the advancement of the Local Plan and the weight given to the policy approach and shows the positive effect the Local Plan is having on this type of housing in the district.

However, provision of 2 bed properties remains below the recommended mix with 20% only being achieved in 2022/23. Similarly, the number of 1 bed properties is also below the recommended mix – on average achieving 9% over the 5 year period, although positive to note provision of 12% in 2024/25. The Council will continue to monitor housing mix by size to ensure it is 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%
Average	9%	16%	40%	34%

Table 47: Completions by size

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

National legislation states that opportunities should be provided for those who wish to build their own homes. Self-Build and custom housebuilding are forms of housing that can be built by an individual or a group of individuals. The number of self-build properties only includes those permissions that explicitly state the property will be a self-build and/or the Council has received a CIL Part 2 exemption which confirms that the property is for self-build.

Monitoring Period	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Total
No of Completions	3	13	14	7	5	42

Table 49: Self-Build and Custom Housebuilding completions 1 April 2020-31 March 2025

Self-build completions peaked in 2021-2023. Completions declined by 50% in 2023/24 with a subsequent slight decline in 2024/25. This could be due to self-build properties having a longer build out rate than other market housing.

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 does not include bungalows unless they have been specifically designed as a wheelchair accessible home as per the relevant Building Regulations.

In the plan period, there have been 74 completions for specialist housing in the District. Of these, 50% were for wheelchair accessible dwellings, 29.8% for nursing and care home spaces, and 20.2% for supported living accommodation for children.

Wheelchair accessible dwellings are spread across four sites, two at Retford (Land North of 21 and South of 33 Union Street and at Alms Houses, Hospital Road), one at North Leverton (Land at Olinda, Southgore Lane) and another at Monmouth Road, Worksop, with the latter delivering 18 dwellings through an assisted living scheme.

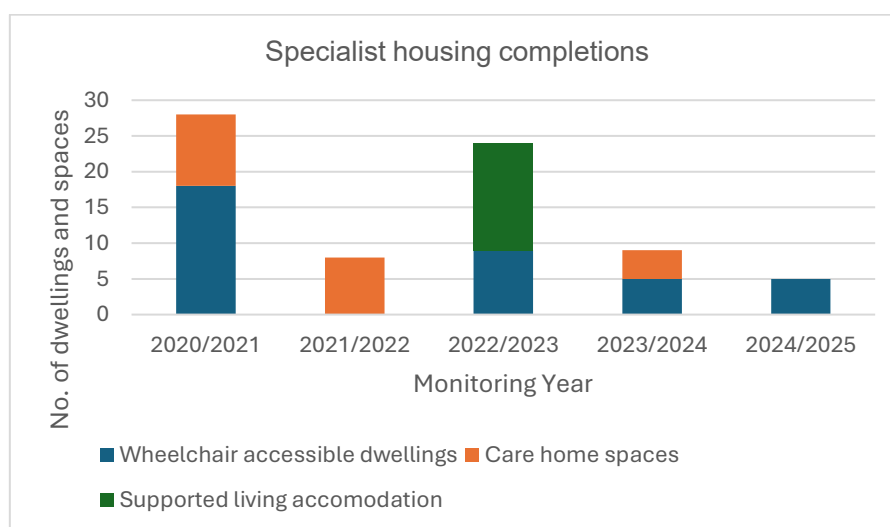


Figure 9: Specialist Housing completions, 1 April 2020 - 31 March 2026.

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.

Demand for supported living accommodation has increased within the County 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 in response to the number of planning permissions granted for supported living accommodation in 2024/2025.

Although not a specialist housing product, residents often cite a demand for bungalows. Provision has dropped since 2020-21 with only 20 bungalows being delivered in the district 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 2025, 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 Local Plan sets a need for 27 pitches by 2028-29. The provision of four pitches is a step towards meeting that need.

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
No of HMOs	0	0	1	0	1

Table 50: HMOs completions Worksop Central Article 4 Direction area 3 June 2020 - 31 March 2025

- **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 those permitted within the Article 4 boundary two are for Lawful Development Certificates and one was granted on appeal. 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
No of HMOs	3	1	2	0	1

Table 51: HMOs permissions in Bassetlaw 1 April 2020 – 31 March 2025.

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 for agricultural and forestry operations require full-time workers to be accommodated on-site which can require a rural workers' dwelling.

Between 1 April 2020 - 31 March 2025, 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](#).

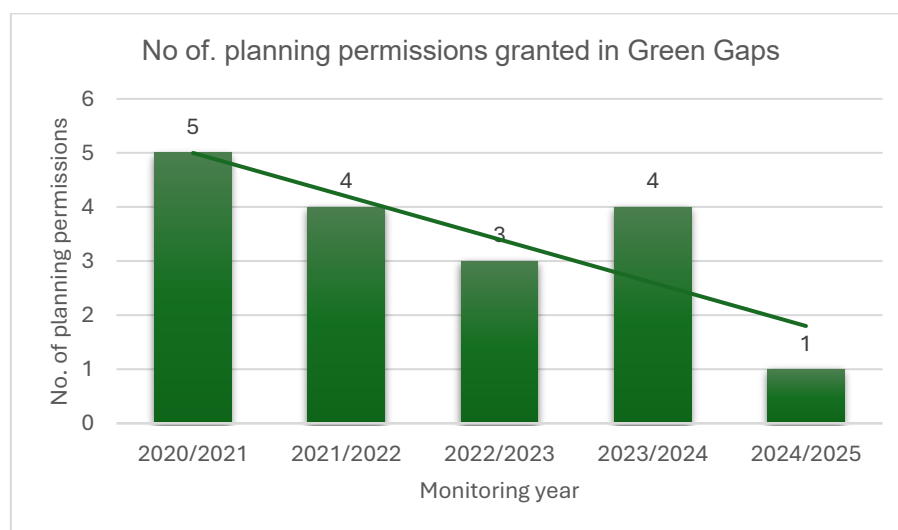


Figure 10: Permissions granted within the Green Gaps, 1 April 2020-31 March 2025

Figure 10 shows there have been 17 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, one permission has been granted. This reduction shows that the policy is effective in maintaining the separation between towns and villages.

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	

Table 52: Green Gap permissions/completions, 1 April 2020 – 31 March 2025.

Since 1 April 2020, there has been three completions within the Green Gaps. One completion in 2021-2022, and two in 2023/2024 prior to the Local Plan's adoption. All three provide additional facilities for existing employment or agricultural development.

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.

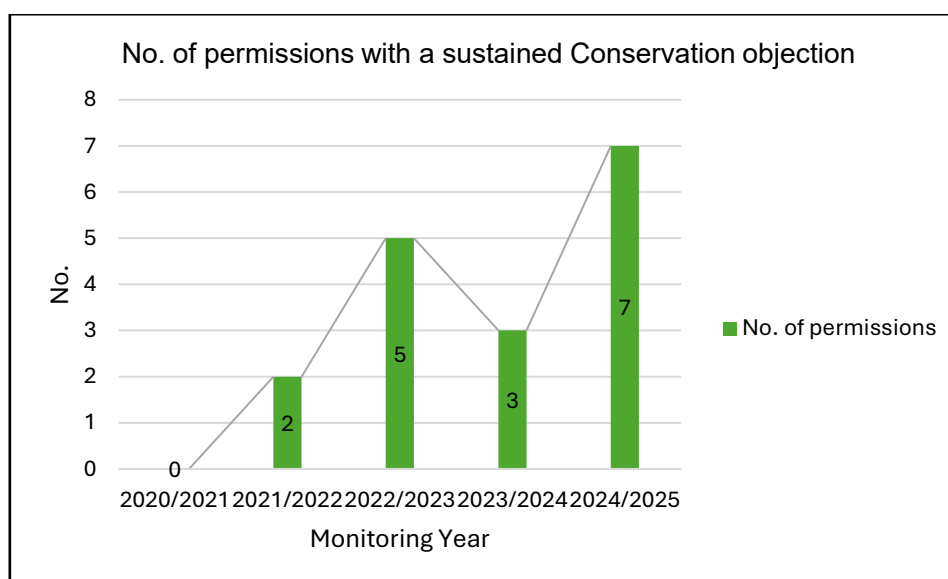


Figure 11: No. of permissions with a sustained Conservation objection.

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.

There were 17 permissions granted that fell into this category. Ten were granted before 31 March 2024, but since the Local Plan's adoption, 7 permissions were granted indicating that when read together the Local Plan is taking a positive approach to the development of heritage assets.

The split by settlement is shown below. Everton has seen the highest number of permissions granted with a sustained Conservation objection (6). 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	1	Shireoaks x 2, Mattersey, Normanton on Trent, East Drayton, Blyth, Worksop

Table 53: Permissions granted with a sustained Conservation objection, 1 April 2020-31 March 2025.

Since 1 April 2020, there has been six completions, five are for new dwellings. The other was for a new hall, kitchen and classroom at East Markham Primary School. This application was decided by Nottinghamshire County Council. Overall, East Markham (3) has seen the highest number of completions, Everton (2) and North Wheatley (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	

Table 54: Completions with a sustained Conservation objection 1 April 2020-31 March 2025

- **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 2025, 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 has 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.



Figure 12: Retford Railway Station

Bassetlaw Heritage at Risk Register

The number of Listed Buildings identified at risk (Bassetlaw Heritage at Risk register, November 2022 [Heritage at Risk | Bassetlaw District Council](#) and the Historic England Heritage at Risk register 2025) is:

- 10 Grade I Listed Buildings identified by Historic England as being 'at risk'.
- 14 Grade II* Listed Buildings identified by Historic England as being 'at risk'.
- 2 Grade II Listed Buildings (places of worship) identified by Historic England as being 'at risk'.
- 58 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 since July 2020 from 49 to 58 in November 2022. The settlements with the highest number of Listed Buildings at risk are Worksop (20), Retford (11) and Misterton (6).

The Council's [November 2022 update](#) includes the removal of four assets due to their restoration. These include three in Carlton in Lindrick at: North House Farm, Wigthorpe House and Church View, and also Grove War Memorial, Grove.

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: Shireoaks Hall.

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.

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 two Conservation Areas as being at risk: Worksop and Nether Langwith.

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

Since 1 April 2020, there has been 30 Listed Building Consents granted that would result in the repair and use of Listed buildings. Nine were granted in 2023/24 and six in 2024/25.

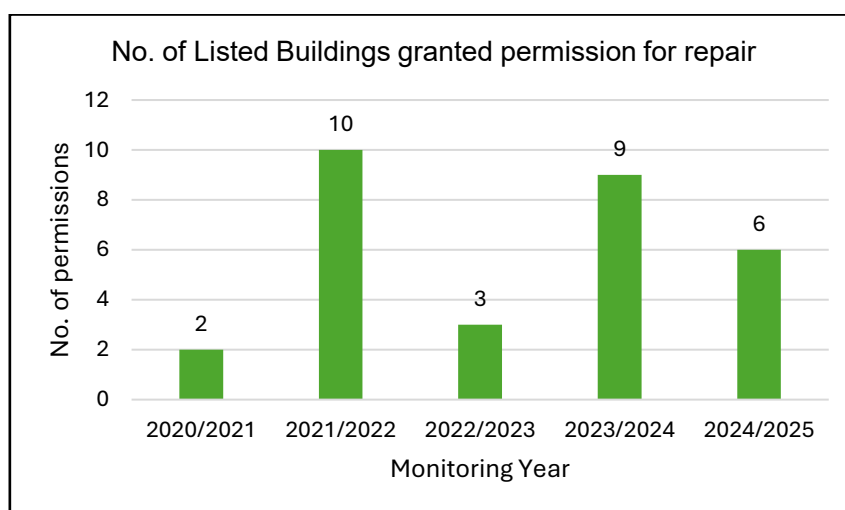


Figure 13: No. of Listed Buildings Consents granted for repair.

Since 1 April 2020, the total number of Listed Building works completed is 27. The 2023-2024 period saw eight completions, the highest level in the Plan period, whilst 2024-2025 saw four completions. 66.7% 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.

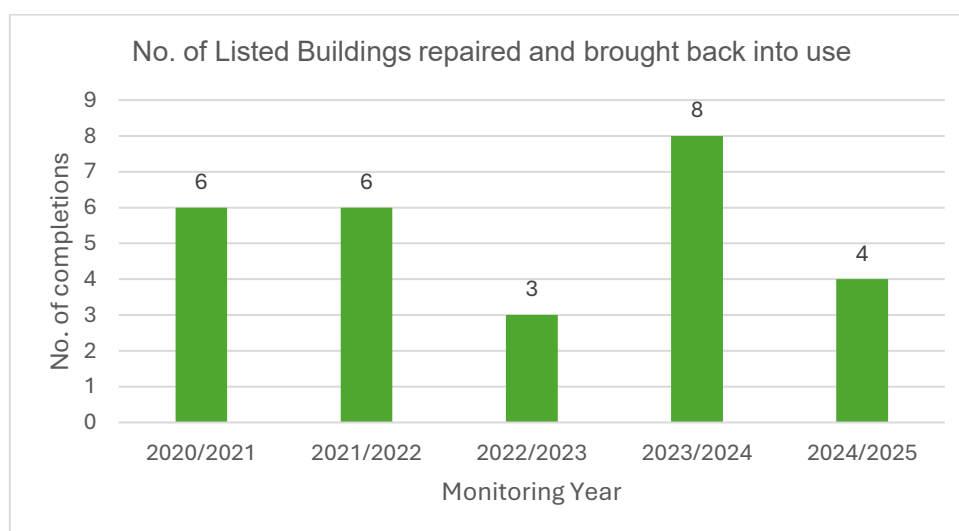


Figure 14: No. of Listed Buildings repaired and brought back into use.

Policy ST42: Promoting Healthy, Active Lifestyles - No of new allotments permitted during the plan period (up to 2038) will be covered by Policy ST44.

POLICY ST44: DELIVERING QUALITY, ACCESSIBLE OPEN SPACE

- **POLICY INDICATOR: No of new allotments permitted during the plan period (up to 2038)**

One mixed use proposal was granted in Walkeringham in 2023/24. Part of the wider scheme included provision of community allotments.

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

The Local Plan seeks to protect and enhance existing open spaces and provide new open spaces including through new development. Eight new open spaces have been provided since 1 April 2020. Open space surveys are expected to take place in Summer 2026. It is anticipated that further detail will be provided for this indicator in the next AMR.

Site	Approx size (ha)	Type of Open Space
Land south of Tickhill Road, Harworth	1.07	Amenity greenspace
	0.06	Children's play
Land south of Gateford Road, Worksop	1.95	Amenity greenspace
	0.05	Children's play
Tiln Lane, Retford	1.64	Amenity greenspace
	0.04	Children's play
Ashvale Road, Tuxford	0.16	Children's play
Queen Elizabeth Crescent, Rhodesia	0.28	Amenity greenspace

Table 55: New open space provided, 1 April 2020-31 March 2025

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

The Green Flag Award is an international quality mark for parks and green spaces. Three Council owned parks, namely Kings' Park in Retford, Worksop's Memorial Gardens and The Canch, and Langold Country Park, won Green Flag Awards in 2024. This was the first year Langold Country Park received the award, whereas Kings' Park received for the 17th time and The Canch for the 11th year running.

Apart from these Council owned parks, the Bassetlaw Hospital Rainbow Garden as well as the Chesterfield Canal (Kiveton Park to West Stockwith) won the award. The OASIS Community Gardens & Orchard in Worksop received a Green Flag Award Community.

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 2023-2024 monitoring period, two permissions contributed to an overall increase in built sports provision, with 2 new gyms consented. In the same monitoring period, one

permission resulted in the loss of a community centre which could provide sport/recreation activities. Overall, there was a 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.

In the 2024-2025 monitoring period, two planning permissions were granted, contributing to built sport and recreation provision within the district. These include change of use of buildings to a community hub and a gym, reflecting ongoing investment in the re-use of existing buildings for leisure and community-led activities. No loss of built sport facilities were recorded during this monitoring period.

Planning Reference	Site Address	Proposal
2023/24		
22/01499/COU	Unit 9 Spinella Road Workso	Change of Use from employment to Leisure Facility/Gym (Class E)
23/00147/FUL	Land At High Grounds Road Rhodesia	Erection of a Portal Framed Building for the Use as a Gym
23/01190/COU	Community Centre 35 Northumberland Avenue Costhorpe	Change of Use of Former Community Centre Building into Self-Contained Dwelling
2024/25		
24/00235/COU	The Hub 21 Exchange Street Retford	Change of Use to the Ground Floor from (Class E) Restaurant to (Class F2) Community Hub
24/01420/COU	Unit 1B Plumtree Industrial Estate Bawtry Road Harworth	Change of Use of Unit from General Industry (Class B2) For Use as a Community-Driven Fitness Gym (Class E (D))

Table 56: Planning permissions granted for sports facilities, 2023-2024 and 2024/25

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 rather than 1 April to 31 March.

Table 57 below 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.

Renewable energy	Energy generated (MW)					
	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 57: Renewable Energy Generation (MW)

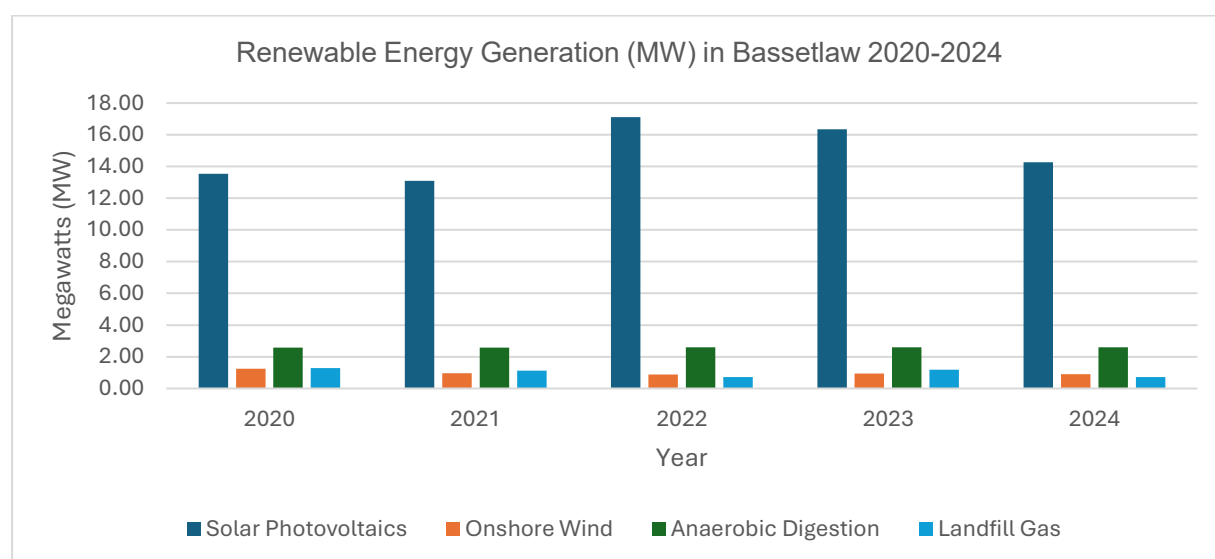


Figure 15: Renewable energy generation (MW) in Bassetlaw between 2020 - 2024.

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

Between 1 April 2020-31 March 2025, 26 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	2	2
2021/2022	0	1	1
2022/2023	2	0	2
2023/2024	6	4	10
2024/2025	8	3	11
Total	16	10	26

Table 59: Renewable and low carbon energy completions, 1 April 2020-31 March 2025

A notable ground mounted scheme completed includes a 91ha solar photovoltaic scheme at Tiln Lane, Hayton in 2023/24. In terms of use of existing structures, completions include roof mounted solar including 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 via existing energy switching stations and/or transmission infrastructure, 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).

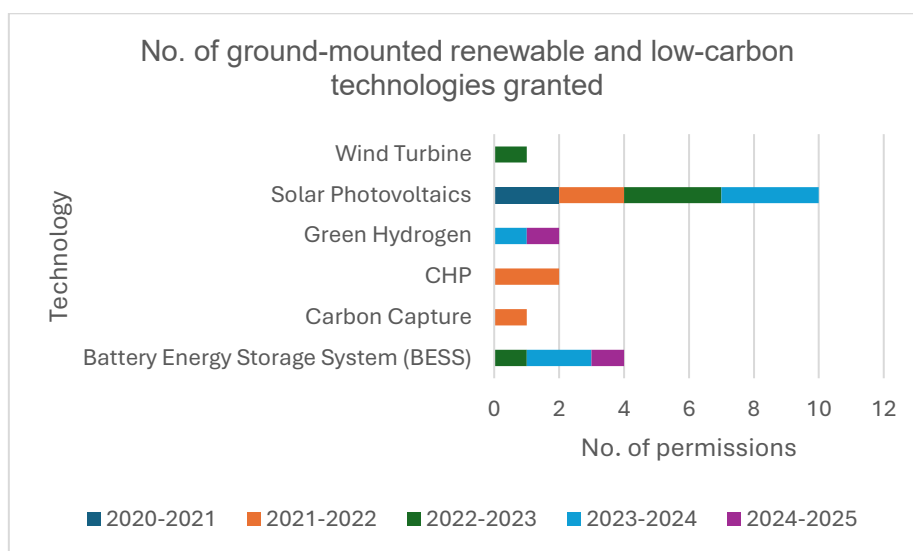


Figure 16: Planning permissions for ground-mounted technologies, 1 April 2020-31 March 2025.

Since 1 April 2020, 20 permissions have been granted for ground-mounted renewable and low-carbon technologies. 90% were granted between 2020-2021 and 2023-2024. Of these, 56% were for ground-mounted solar farms, with the remainder comprising a mix of technologies.

Until December 2024 when the current NPPF was published national planning policy took a more restrictive approach to wind energy than for other technologies. This helps explain only one permission for a wind turbine at Clarborough (2022-2023).

Two permissions were granted during the 2024-2025 monitoring period. One is for a green hydrogen plant at the Former High Marnham Power Station, supported by government funding. The plant is expected to generate up to 9.3MW of renewable energy.

Since 1 April 2020, 32 permissions have been granted for technologies using existing structures. 91% were for roof installations. Of these, 79% were for solar panels, with the remainder for low carbon technologies. The increase in solar permissions in 2023-2024 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. 9% of the overall permissions were for biomass boilers and air-source heat pumps using existing structures.

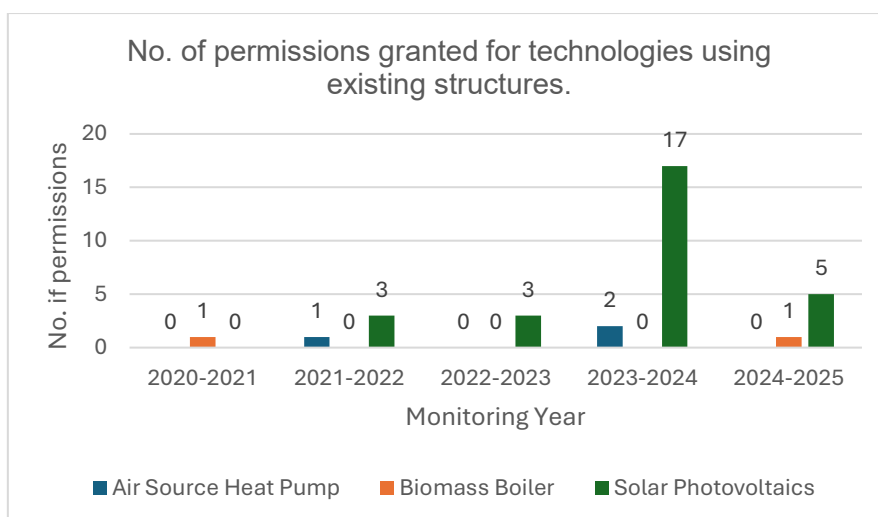


Figure 17: Planning permissions granted for technologies using existing structures.

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

The NPPF states that while plans should provide a positive strategy for the use and supply of renewable and low carbon energy, they should also ensure that adverse impacts are addressed appropriately including cumulative landscape and visual impacts. Other cumulative impacts e.g. highways, flood risk, pollution, heritage assets, residential amenity may also be material considerations.

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. To better understand the potential for cumulative impact, it is important to view a map of the renewable and low-carbon energy schemes can be found [here](#).

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.

As can be seen only one proposal was granted after the Local Plan's adoption. It is too early to say the effect the Local Plan policy is having on proposals, but this will be kept under review.

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

Planning ref	Site Name	Planning permission granted	Site area (ha)	Technology
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
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

Table 59: Operational and consented renewable proposals, with potential for cumulative impact, 1 April 2020 - 31 March 2025

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 18, 120 permissions have been granted in Flood Zones 2 & 3 since the 1 April 2020. Permissions granted have remained relatively constant in the last two monitoring periods: 2023/24: 10 in Flood Zone 2 and 8 in Flood Zone 3, and 2024/25: 9 in Flood Zone 2 and 10 in Flood Zone 3. This is a lower level than previous monitoring periods which is a positive trend. This could be linked to adoption of the Local Plan and the presence of site allocations which has reduced the number of speculative applications in Flood Zones 2 and 3.

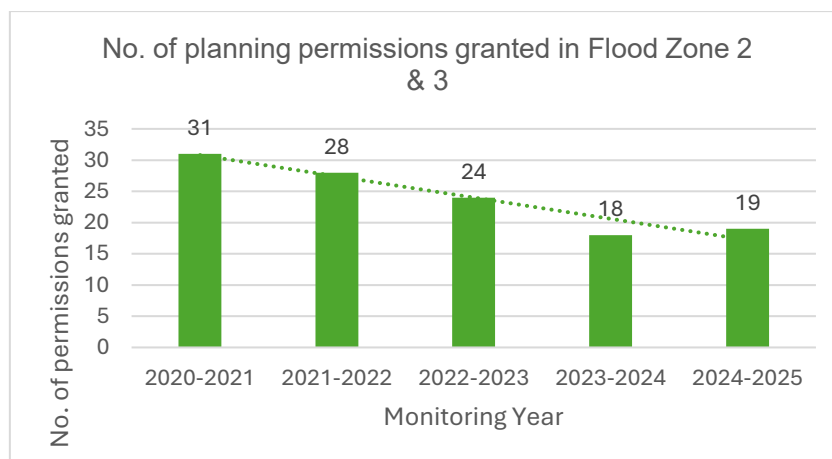


Figure 18: Number of permissions in Flood Zone 2 & 3 since 1 April 2020.

Since 1 April 2020, there have been 72 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 3 monitoring periods. In 2024/25 completions were almost half that of 2020/21, a positive trend.

In 2023-2024, of the 15 completions; ten were for housing but of these, the majority (6) were in Flood Zone 2, consistent with national and local policy. Five were for non residential use, one in Flood Zone 2 and the rest in Flood Zone 3 also in line with national and local policy. Only 4 residential properties were completed in Flood Zone 3 but met the relevant requirements of national and local policy.

In 2024-2025, of the 13 completions; six were for housing in Flood Zone 2 and two were for non residential development in Flood Zone 2 in line with national and local policy. 5 residential proposals were completed in Flood Zone 3, delivered with appropriate flood management.

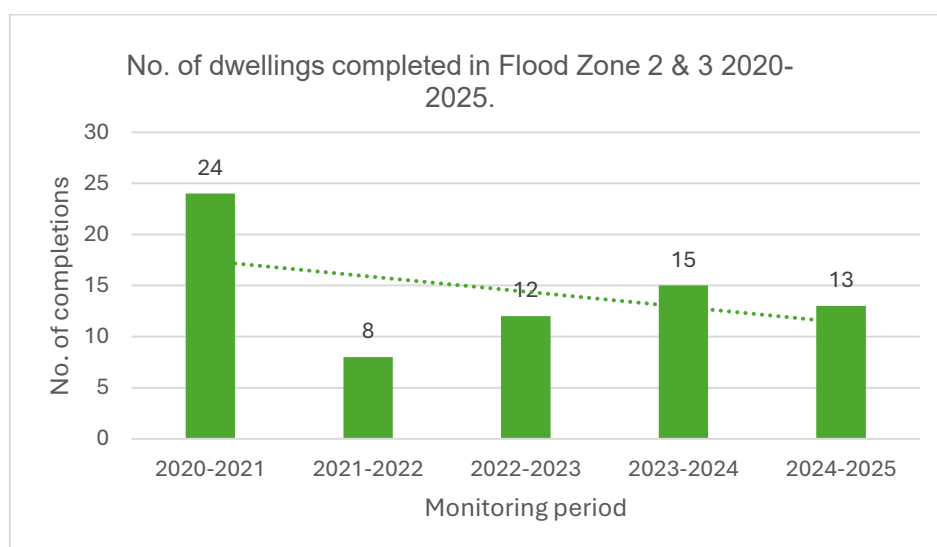


Figure 19: Number of dwellings completed in Flood Zone 2 and 3 1 April 2020-31 March 2025

- **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 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 18, no permissions were granted with a sustained objection from the Environment Agency between 1 April 2020 - 31 March 2025.

- **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 2020/2021, 2021/2022 and 2024/2025 there was minimal internal property flooding, in contrast to a high level of incidents 2022/23 and 2023/24.

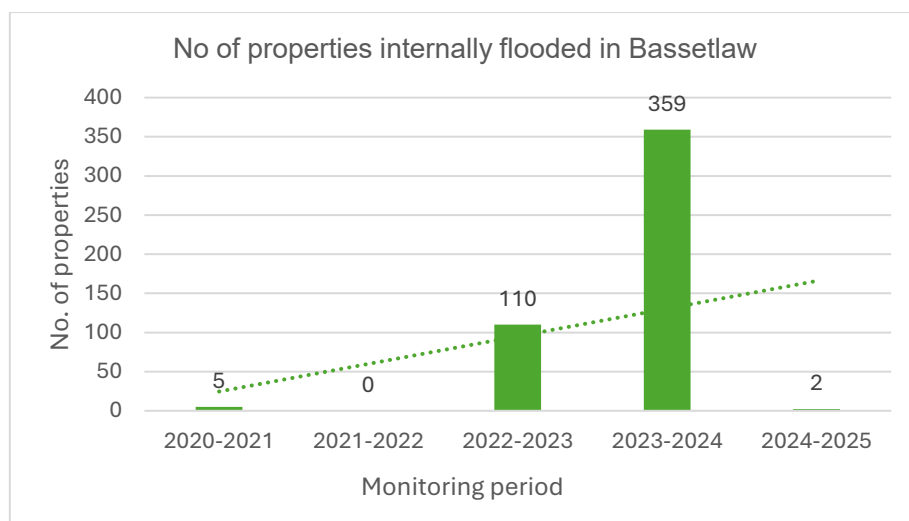


Figure 20: No. of properties internally flooded in Bassetlaw 1 April 2020-31 March 2025.

The significant increase in internal flooding was mostly as a result of specific flooding incidents in 2022-23 and 2023/24. 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.

The much higher figures in 2023/24 were again linked to two storm events. The first on 20 October 2023, saw significant flooding throughout the District as a result of sustained heavy rainfall. Retford and Worksop were the areas which recorded the highest number of internal flooding incidents.

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.

The second event on 2 January 2024, saw 5 residential properties flooded in Retford and 17 properties (14 residential and 3 business properties) in Worksop.

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 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.

Although CIL contributions secured annually declined thereafter, the total secured in 2022/23 is more than double that in 2020/21, when the lowest level of contributions were secured. Notable contributions in 2022/2023 came from Kenilworth Mews, Retford and Snape Lane, Harworth.

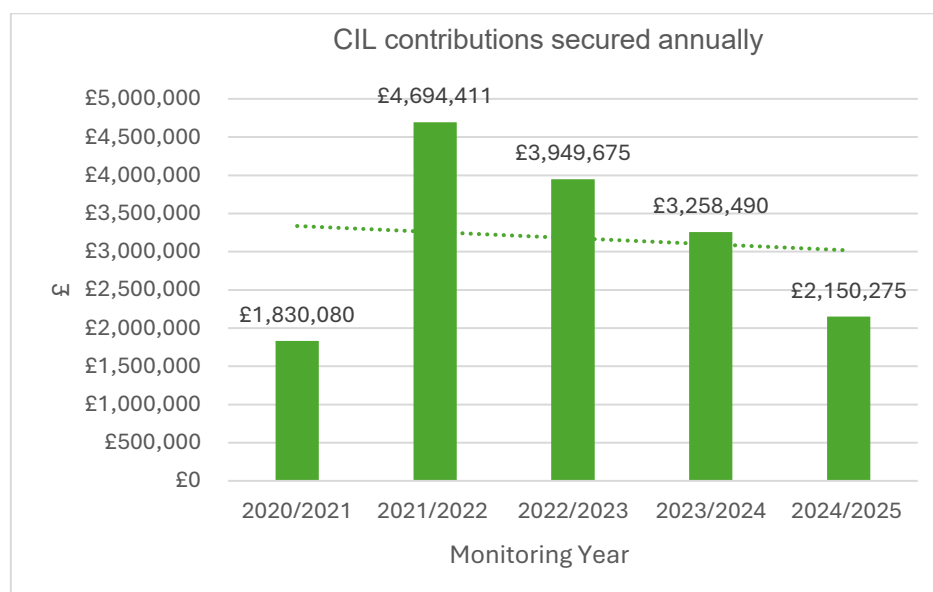


Figure 21: Total CIL contributions secured annually

In 2024/2025, whilst CIL income decreased, a significant payment from a single development was received from Land at Aveling Way, Shireoaks - £1,155,398.00.

CIL contributions are linked to the commencement of a property, so it is unsurprising that contributions have declined in recent years as commencements have slowed from a peak in 2021-2023.

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. In parallel, as a result of the Local Plan being adopted the number of speculative developments commencing have dropped as site allocations progress through the decision-making process.

- **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. Non-financial contributions can include affordable housing and biodiversity plans.

The Local Plan identifies the infrastructure needed to support delivery. Since 2024, as a result of being plan-led the Council is able to identify the amount of CIL that is needed to support delivery of strategic infrastructure, the level of developer contributions anticipated and also the

amount required from external sources such as from the County Council. It is important that planning for infrastructure takes a holistic approach rather than viewing each as a separate mechanism.

In this context, it is important to note that developer contributions peaked in 2020/21-£2,267,547 as a result of several larger schemes gaining planning permission including Queen Elizabeth Crescent, Rhodesia; Kenilworth Nurseries, Retford; and Essex Road, Harworth & Bircotes. This coincided in a monitoring period when CIL contributions were at a lower level. As CIL contributions increased, developer contributions declined, with the lowest level of developer contributions secured in 2021/22 when CIL contributions peaked (£4,694,411). Collectively, these mechanisms secured notable sums for infrastructure required as a consequence of development in the district.

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

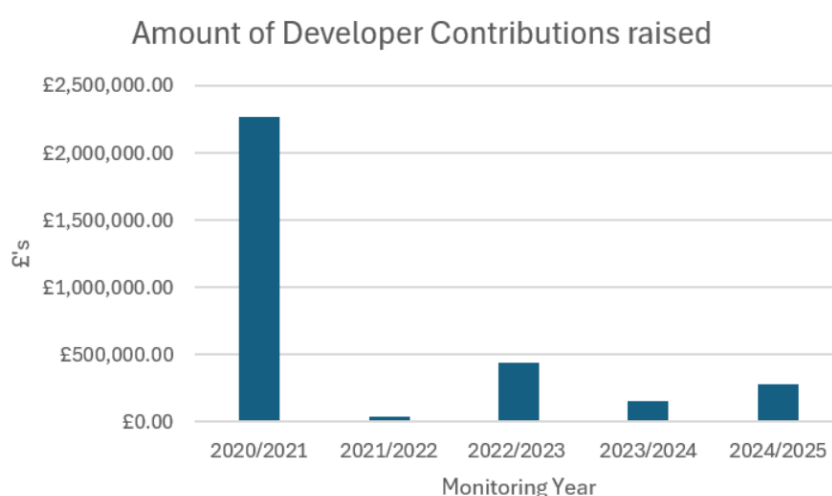


Figure 22: Developer contributions secured annually

• **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 helped 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.
- Levelling Up Partnership (LUP) funding (£5m) has been 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 a pot of £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. Policy ST54:

Safeguard Land protects and safeguards the River Ryton Catchment Area from development to help build flood resilience in Shireoaks and Worksop.

- In 2024/25, an expansion to Outwood Portland Academy in Worksop was able to commence partly funded by £3m from NCC as the Local Education Authority in combination with £3.5m CIL funding.