

Bassetlaw Local Development Scheme 2025-2028

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1. Purpose of the Local Development Scheme

- 1.1 The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and the Levelling-Up and Regeneration Act 2023 provide the legal basis for the preparation of the Local Plan. A key requirement of the 2004 Act is the need for clear and transparent programme management through the preparation of a Local Development Scheme (LDS).
- 1.2 The purpose of the LDS is to identify the planning policy documents that the Council will produce that are part of the district's Development Plan, any documents supporting its implementation and the timetable for their delivery. Guidance requires the LDS to be reviewed on a regular basis (at least every 3 years) to take account of progress and new policy issues.
- 1.3 The current LDS was approved in May 2022. It set out the programme for the period 2022 to 2025.
- 1.4 Since the LDS was approved, there has been significant progress with the adoption of the Bassetlaw Local Plan in May 2024. However, in light of the Written Ministerial Statement by the Minister for Housing and Planning on the 12 December 2024 the Council have reviewed and updated the LDS. This LDS will cover the period 2025 - 2028.

2. The Development Plan for Bassetlaw

- 2.1 The Bassetlaw Local Plan 2020-2038, together with any 'made' neighbourhood plans and the Nottinghamshire Minerals and Waste Local Plans form the statutory Development Plan for Bassetlaw. All planning applications should be in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.2 Local Plans are subject to a defined process in the Local Planning Regulations 2012 and are independently examined by the Planning Inspector. Neighbourhood plans are subject to a clear, robust process in the Neighbourhood Planning Regulations 2012 and are independently examined by an Examiner.

Bassetlaw Local Plan 2020-2038

- 2.3 Adopted in 2024, this DPD sets out the spatial vision, objectives and spatial strategy of the planning framework, including the amount of new housing and employment development to be provided by 2038. It also includes site allocations and development management policies which will be used when considering planning applications.

Nottinghamshire Minerals and Waste Local Plans

- 2.4 Nottinghamshire County Council is the Minerals and Waste Planning Authority for Nottinghamshire. They are responsible for producing the Nottinghamshire Minerals Plan (adopted March 2021) and the new Nottinghamshire Waste Local Plan, which on adoption will replace the Nottingham and Nottinghamshire Waste Core Strategy (2013) and the Waste Local Plan (2002).
- 2.5 These documents will be used to determine planning applications for minerals extraction, waste and associated development in the district.

Neighbourhood Plans

- 2.6 Following the introduction of the Localism Act 2011 communities can choose to produce a neighbourhood plan, which contain policies that help shape their area and deliver new development required to meet local needs. Neighbourhood Plan policies cover local rather than strategic issues and can include site allocations should the community choose

to include that type of policy. Currently, there are 25 made Neighbourhood Plans in the district. More information can be found on the Council's website www.bassetlaw.gov.uk

3. Other Planning Policy Documents

Community Infrastructure Levy (CIL)

- 3.1 The CIL is a locally set charge on new development, based on the size and type of development. It was introduced by the Planning Act 2008 and defined in the CIL Regulations 2010 (as amended). The Council adopted its CIL Charging Schedule in May 2024. CIL funding is used to provide infrastructure which is required to support new development across the district.

Supplementary Planning Documents (SPDs)

- 3.2 SPDs provide more detail and guidance about specific policies in the Local Plan, but do not set new policy or introduce new costs to development. SPDs are not subject to independent examination, however they are subject to community consultation. All SPDs are material considerations in the determination of planning applications.
- 3.3 The Council has four adopted SPDs:
- Affordable Housing SPD, January 2014
 - Residential Design, December 2013
 - Residential Parking Standards, June 2012
 - Shopfronts and Signage, July 2014
- 3.4 These SPDs provide guidance about the former Bassetlaw Core Strategy. Now that the Core Strategy has been replaced it is appropriate to review the guidance in these SPDs. See section 4 for details.

Statement of Community Involvement (SCI)

- 3.5 The Levelling Up and Regeneration Act 2023 no longer requires LPAs to produce a SCI therefore the Council are not reviewing the current SCI.

Authority Monitoring Report (AMR)

- 3.6 The Council is required to prepare an AMR annually to assess the effectiveness of the Local Plan policies. It also provides an update on the production of documents identified in this LDS. Further details are available on the Council's website www.bassetlaw.gov.uk

Evidence base

- 3.7 Following Local Plan adoption there is a legal requirement for the Council to undertake an assessment within 5 years (by May 2029) to determine if a Local Plan review is required, taking into account changing circumstances in the area and relevant changes to national policy.
- 3.8 To do so it is important that the evidence base is reviewed where appropriate to see if circumstances have changed. Many will be undertaken by the Council, some by consultants on behalf of the Council and others in partnership with other Local Authorities/the County Council to take into account any issues and opportunities affecting neighbouring areas and the wider region. Updated and/or new evidence will inform Local Plan review.

4.0 Bassetlaw’s New Planning Policy Documents

Bassetlaw Local Plan

- 4.1 The Bassetlaw Local Plan was adopted on 29 May 2024 and is considered to be up to date.
- 4.2 There is a requirement for the Council to undertake an assessment within 5 years of adoption (by May 2029) to determine if a Local Plan review is required, taking into account changing circumstances in the area and relevant changes to national policy.
- 4.3 The Levelling Up & Regeneration Act 2023 aims to put in place a faster and less bureaucratic planning system. On 27 February 2025 the Government confirmed the approach to plan-making in the ‘Government response to the plan-making reforms: consultation on implementation’. This includes standardising the plan-making process so that plans are produced more quickly in a more democratic way, are simpler to use, and are as up to date as possible.
- 4.4 The Government response requires LPAs to produce local plans in 30 months. This would include: visioning and strategy development, evidence gathering, drafting the plan, 2 rounds of public consultation, submission, as well as examination and adoption.
- 4.5 Prior to the new Local Planning regulations being introduced and so that the Council is able to meet the requirements of the December 2024 Written Ministerial Statement the approach and timetable for the Local Plan review follows that in the February 2025 Government response. On publication of the new Local Plan regulations the Council will re-consider the approach below and update the LDS if necessary. The timetable below is therefore an interim position.
- 4.6 In the 2022-2025 LDS the Council proposed introducing a DPD for the Worksop Central regeneration area. In the intervening period:
- the Local Plan has been adopted, including a strategic policy which provides a framework for development and regeneration of the area in the absence of a DPD;
 - the July 2023 reforms to plan-making have been proposed; and
 - the NPPF has been revised (2024) including transitional arrangements for LPAs producing DPDs under the current plan-making system.

Taking the above into consideration and to provide a comprehensive approach to plan-making for the district, it will be more effective and resource efficient to incorporate relevant Worksop Central policy matters and site specific policies within a Local Plan review.

Bassetlaw Local Plan	
Subject and Scope	Outlines the long term vision and priorities for Bassetlaw District. Sets out the amount and distribution of new development providing a comprehensive and long-term planning framework for the period up to 2043. Will also contain site allocations and policies for the determination of planning applications. A Policies Map will geographically illustrate the policies in the plan.
Plan Period	2028 to 2043
Status	Development Plan Document
Chain of Conformity	National Planning Policy Framework/PPG Nottinghamshire Minerals and Waste Local Plans Relevant Council Plans and Strategies
Geographic Coverage	Bassetlaw District

Replaces/Supersedes	Bassetlaw Local Plan 2020-2038
Programme Management	BDC Planning Policy
Anticipated Resources	Planning Policy Officers Other Council officers External Consultants
Review	All policies to be reviewed to assess whether they need updating by 2034.
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

Other Planning Policy Documents

- 4.7 To help understanding and delivery of the Local Plan the Council proposes to introduce nine new Supplementary Planning Documents.
- 4.8 In the LDS 2022-2025 the Council was looking to introduce three SPDs (Affordable Housing and Developer Contributions, Design Quality, Greening Bassetlaw). To provide accessible and legible documents, it is necessary to re-structure the approach taken to those SPDs, although the proposed content will still be covered:
- Affordable Housing and Developer Contributions SPD: separated into two documents
 - Developer Contributions SPD: re-named Planning Obligations SPD to align with the content of the Local Plan
 - Design Quality: re-named Bassetlaw Design Code SPD to better reflect the content of the document
 - Greening Bassetlaw SPD: split into three SPDs covering:
 - Biodiversity Net Gain: to reflect the significance of the introduction of biodiversity net gain nationally/locally and the level of guidance to be provided to applicants.
 - Trees and Development: to set out the Council’s approach to the protection, provision and management of trees and woodland in the district
 - Clumber Park SSSI Recreational Impact – to provide housebuilders with detailed guidance about the application of this strategic policy matter.
- 4.9 Reflecting the focus and importance placed upon health and well-being in the Local Plan a Health Impact Assessment SPD will also be produced.
- 4.10 The district also has an extensive, varied and distinctive historic environment. To ensure those with responsibility for heritage have a strong understanding of new national and local policy and to embed heritage within development and regeneration, an Historic Environment SPD will be produced and the Shopfronts and Signage SPD will be updated.

Affordable Housing Supplementary Planning Document	
Subject and Scope	Provides detailed guidance to developers, housebuilders, Registered Providers and the community on the Council's approach to securing affordable housing. This will include: <ul style="list-style-type: none"> • Providing clarity about delivering affordable housing on and off site • Providing guidance about financial contributions • Providing details about the type of supporting information likely to be sought with planning applications.
Plan Period	2025-2038
Status	Supplementary Planning Document
Chain of Conformity	National Planning Policy Framework/PPG Bassetlaw Local Plan Relevant Council Plans and Strategies
Geographic Coverage	Bassetlaw District
Replaces/Supersedes	Affordable Housing SPD 2014
Programme Management	BDC Planning Policy
Anticipated Resources	Planning Policy Officers Strategic Housing Officers Other Council officers
Review	A review will be considered if: <ul style="list-style-type: none"> • The AMR identifies that relevant Local Plan policies are not effective in delivering the identified level and/or mix of affordable housing • There are significant changes to the Local Plan's evidence base that indicate the Local Plan is unable to deliver the identified level and/or mix of affordable housing • There is a significant change in national planning policy/guidance
Timetable	<ul style="list-style-type: none"> • Evidence gathering & preparation: May 2024 – May 2025 • Community & stakeholder consultation: Jun – July 2025 • Consider representations received & finalise SPD: Aug – Sept 2025 • Adoption – Nov/Dec 2025

Developer Contributions Supplementary Planning Document	
Subject and Scope	Provides detailed guidance to developers, housebuilders and the community on the Council's approach to securing developer contributions from new development, ensuring that the Local Plan policies are as effective as possible in delivering infrastructure required as a consequence of new development. This will include: <ul style="list-style-type: none"> • Providing clarity about the types of developer contributions required from development • Providing guidance about financial contributions • Providing details about the supporting information likely to be sought with planning applications.
Plan Period	2025-2038
Status	Supplementary Planning Document
Chain of Conformity	National Planning Policy Framework/PPG Bassetlaw Local Plan Relevant Council Plans and Strategies
Geographic Coverage	Bassetlaw District
Replaces/Supersedes	-
Programme Management	BDC Planning Policy
Anticipated Resources	Planning Policy Officers Other Council officers Nottinghamshire County Council officers
Review	A review will be considered if: <ul style="list-style-type: none"> • The AMR identifies that relevant Local Plan policies are not effective in delivering the identified level and/or mix of infrastructure via developer contributions • There are significant changes to the Local Plan's evidence base that indicate the Local Plan is unable to deliver the identified level and/or mix of developer contributions • There is a significant change in national planning policy/guidance.
Timetable	<ul style="list-style-type: none"> • Evidence gathering & preparation: May 2024 – May 2025 • Community & stakeholder consultation: Jun – July 2025 • Consider representations received & finalise SPD: August – Sept 2025 • Adoption: Nov/Dec 2025

Bassetlaw Design Code Supplementary Planning Document	
Subject and Scope	Provides a bespoke set of design rules, standards and guidance for new development that responds to local context. It will be used to promote the delivery of high-quality new development.
Plan Period	2025-2038
Status	Supplementary Planning Document
Chain of Conformity	National Planning Policy Framework/PPG National Design Guide National Model Design Code Bassetlaw Local Plan Relevant Council Plans and Strategies
Geographic Coverage	Bassetlaw District
Replaces/Supersedes	Residential Design SPD 2013 Residential Parking Standards SPD 2012
Programme Management	Consultants BDC Planning Policy
Anticipated Resources	Planning Policy Officers Other Council officers Consultants
Review	A review will be considered if: <ul style="list-style-type: none"> • The AMR identifies that relevant Local Plan policies are not effective in delivering design quality • There is a significant change in national planning policy/guidance.
Timetable	<ul style="list-style-type: none"> • Evidence gathering & preparation: Sept 2024 – Feb 2025 • Community & stakeholder consultation: Feb - Mar 2025 • Consider representations received & produce design codes: Apr – Jun 2025 • Community & stakeholder consultation: Jun - Jul 2025 • Consider representations received & finalise SPD: Aug – Sept 2025 • Adoption: Nov/Dec 2025

Biodiversity Net Gain Supplementary Planning Document	
Subject and Scope	Gives guidance to developers, housebuilders and the community on the Council's approach to securing biodiversity net gain from new development and will provide details about the supporting information likely to be sought with planning applications.
Plan Period	2025-2038
Status	Supplementary Planning Document
Chain of Conformity	National Planning Policy Framework/PPG Bassetlaw Local Plan Relevant Council Plans and Strategies
Geographic Coverage	Bassetlaw District
Replaces/Supersedes	-
Programme Management	BDC Planning Policy
Anticipated Resources	Lead Ecology Officer Planning Policy Officers Other Council officers
Review	A review will be considered if: <ul style="list-style-type: none"> • The AMR identifies that relevant Local Plan policies are not effective in delivering the Council's net gain objectives • There is a significant change in national planning policy/guidance.
Timetable	<ul style="list-style-type: none"> • Evidence gathering & preparation: May 2024 – May 2025 • Community & stakeholder consultation: Jun – July 2025 • Consider representations received & finalise SPD: Aug – Sept 2025 • Adoption: Nov/Dec 2025

Health Impact Assessment Supplementary Planning Document	
Subject and Scope	Provides detailed guidance to housebuilders and the community on the approach to be taken when preparing a health impact assessment for a planning application.
Plan Period	2025-2038
Status	Supplementary Planning Document
Chain of Conformity	National Planning Policy Framework/PPG Bassetlaw Local Plan Relevant Council Plans and Strategies
Geographic Coverage	Bassetlaw District
Replaces/Supersedes	-
Programme Management	BDC Planning Policy
Anticipated Resources	Planning Policy Officers Other Council officers
Review	A review will be considered if: <ul style="list-style-type: none"> • The AMR identifies that the health impact assessment is not effective in delivering the Council's healthy place-making priorities • There is a significant change in national planning policy/guidance.
Timetable	<ul style="list-style-type: none"> • Evidence gathering & preparation: May 2024 – May 2025 • Community & stakeholder consultation: Jun – July 2025 • Consider representations received & finalise SPD: Aug – Sept 2025 • Adoption: Nov/Dec 2025

Trees and Development Supplementary Planning Document	
Subject and Scope	Provides detailed guidance to housebuilders, developers and the community on the Council's approach to protecting, managing and delivering new trees through the development process.
Plan Period	2025-2038
Status	Supplementary Planning Document
Chain of Conformity	National Planning Policy Framework/PPG Bassetlaw Local Plan Relevant Council Plans and Strategies
Geographic Coverage	Bassetlaw District
Replaces/Supersedes	-
Programme Management	BDC Planning Policy
Anticipated Resources	Planning Policy Officers Tree Officer Other Council officers
Review	A review will be considered if: <ul style="list-style-type: none"> • The AMR identifies that the SPD is not effective in protecting and managing trees in the district • There is a significant change in national planning policy/guidance.
Timetable	<ul style="list-style-type: none"> • Evidence gathering & preparation: Feb 2025 – May 2025 • Community & stakeholder consultation: Jun – July 2025 • Consider representations received & finalise SPD: Aug – Sept 2025 • Adoption: Nov/Dec 2025

Shopfronts and Signage Supplementary Planning Document	
Subject and Scope	Provides guidance to housebuilders, developers and the community on the approach taken to designing, installing and changing shopfronts and signage in the district. Particular focus on historic shopfronts and heritage assets.
Plan Period	2025-2038
Status	Supplementary Planning Document
Chain of Conformity	National Planning Policy Framework/PPG Bassetlaw Local Plan Relevant Council Plans and Strategies
Geographic Coverage	Bassetlaw District
Replaces/Supersedes	Shopfronts and Signage, July 2014
Programme Management	BDC Planning Policy
Anticipated Resources	Conservation Officers Planning Policy Officers Other Council officers
Review	A review will be considered if: <ul style="list-style-type: none"> • The AMR identifies that the SPD is not effective in delivering appropriate shopfront design in the district • There is a significant change in national planning policy/guidance
Timetable	<ul style="list-style-type: none"> • Evidence gathering & preparation: Feb 2025 – May 2025 • Community & stakeholder consultation: Jun – July 2025 • Consider representations received & finalise SPD: Aug – Sept 2025 • Adoption: Nov/Dec 2025

The Historic Environment Supplementary Planning Document	
Subject and Scope	Provides detailed guidance to housebuilders, developers and the community to ensure that the historic environment plays a clear role in any future regeneration, development and management decisions.
Plan Period	2025-2038
Status	Supplementary Planning Document
Chain of Conformity	National Planning Policy Framework/PPG Bassetlaw Local Plan Relevant Council Plans and Strategies
Geographic Coverage	Bassetlaw District
Replaces/Supersedes	-
Programme Management	BDC Planning Policy
Anticipated Resources	Conservation Officers Planning Policy Officers Other Council officers
Review	A review will be considered if: <ul style="list-style-type: none"> • The AMR identifies that the SPD is not effective in protecting and enhancing the historic environment in the district • There is a significant change in national planning policy/guidance
Timetable	<ul style="list-style-type: none"> • Evidence gathering & preparation: Feb 2025 – May 2025 • Community & stakeholder consultation: Jun – July 2025 • Consider representations received & finalise SPD: Aug – Sept 2025 • Adoption: Nov/Dec 2025

Clumber Park SSSI Recreational Impact Supplementary Planning Document	
Subject and Scope	Provides detailed guidance to housebuilders and the community on the Council's approach to managing recreational impact associated with larger housing developments within the Clumber Park SSSI Impact Risk Zone.
Plan Period	2025-2038
Status	Supplementary Planning Document
Chain of Conformity	National Planning Policy Framework/PPG Bassetlaw Local Plan Relevant Council Plans and Strategies
Geographic Coverage	Bassetlaw District
Replaces/Supersedes	-
Programme Management	BDC Planning Policy
Anticipated Resources	Planning Policy Officers Other Council officers National Trust officers
Review	A review will be considered if: <ul style="list-style-type: none"> • The AMR identifies that the SPD is not effective in managing recreational impact at Clumber Park • There is a significant change in national planning policy/guidance.
Timetable	<ul style="list-style-type: none"> • Evidence gathering & preparation: Sept 2024 – May 2025 • Community & stakeholder consultation: Jun – July 2025 • Consider representations received & finalise SPD: Aug – Sept 2025 • Adoption: Nov 2025

5 Risks and Contingencies

- 5.1 The timetable for the preparation of the Bassetlaw Local Plan and other planning policy documents is challenging but the Council is committed to achieving the targets set out in this LDS. In managing this programme of work, an analysis of risks has been undertaken below, together with the measures to manage them.

Risks	Level	Contingency
Significant changes to the planning system – publication of new Government legislation/policy/guidance	High	Continue to keep fully abreast of any changes. Assess as soon as practicable to understand implications for the Local Plan/SPDs
Challenges engaging with key stakeholders and the community	Low	Continue to engage and maintain good relationships with key stakeholders and communities. Raise any issues through appropriate channels
Handling higher than expected numbers of representations	Low	Establish clear procedure for processing representations prior to consultation, use digital platform to collate and process responses as they are submitted to maximise efficiencies
Loss of officers within Planning Policy team	Medium	Undertake recruitment quickly, recruit temporary staff to cover shortfalls
Inability of the Planning Inspectorate to deliver hearings and reports on time	Medium	This would affect the timing of the Examination and the adoption of the Local Plan. No contingency as Planning Inspectorate is the sole body able to undertake this process.

6 Project Management and Resources

- 6.1 The preparation of planning policy documents identified in this LDS will be led and co-ordinated by the Planning Policy team supported by officers from other Council services, stakeholders and partners.
- 6.2 Subject to the availability of resources, the nature of technical work to be undertaken and the requirements of specific timetables, external consultancy support may be used to deliver key tasks and projects.
- 6.3 Consultation arrangements as defined in the adopted Statement of Community Involvement will be coordinated by a designated officer using a digital platform and other Council resources as appropriate.
- 6.4 Appropriate budget is in place to cover the cost of the other planning policy documents. The principle of reviewing the Local Plan has been agreed with funding to be made available at the appropriate time. This includes the Planning Inspectorate's costs for Local Plan Examination.