



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Affordable Housing Supplementary Planning Document

Consultation Statement

November 2025

1. Introduction

- 1.1 The document has been prepared in order to demonstrate how the Council has followed the requirements of [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) in preparing the Affordable Housing Supplementary Planning Document (SPD).
- 1.2 SPDs were introduced as part of the Planning and Compulsory Purchase Act 2004. The [Planning Policy Guidance](#) is clear that an SPD can add further detail to policies in the adopted Bassetlaw Local Plan (May 2024) and that they can be used to provide further guidance for development on particular issues. They are a material consideration for determining planning applications, albeit they do not form part of the development plan.
- 1.3 The Affordable Housing SPD provides further guidance for applicants and developers on how planning applications can address and satisfy requirements set out in the following Local Plan Policies:
- Policy ST27: Affordable Housing
 - Policy ST28: Housing Mix
 - Policy ST56: Provision and Delivery of Infrastructure
- 1.4 The SPD also assists local interpretation of relevant [National Planning Policy Framework](#) policy including delivering a sufficient supply of new homes.

2. Local Planning Regulations and Habitats Regulations Assessment/Strategic Environmental Assessment Screenings

- 2.1 This consultation has been carried out in accordance with [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) (as amended). In line with Regulation 12(a), before adopting an SPD, a Local Planning Authority must prepare a statement setting out who was consulted when preparing the SPD, a summary of the main issues raised and how these issues have been addressed. This document is the Consultation Statement for the adopted SPD as required by Regulation 12(a).
- 2.2 Regulation 12(b) requires that the draft SPD be published for a minimum of 4 weeks and that the Council specify the date by which representations must be made and the address to which they must be sent.
- 2.3 Regulation 35 requires the documents must be made available to the public at the principal office of the Council and other places the Council consider appropriate as well as publishing on the Council's website.
- 2.4 The Government's national [Planning Policy Guidance](#) states "SPDs do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the relevant strategic policies."
- 2.5 Every stage of the Bassetlaw [Local Plan's](#) preparation (from initial scoping through to Adoption) were subject to a comprehensive sustainability appraisal incorporating strategic environmental assessment with a number of changes to policies made to address each individual report's recommendations. The [Bassetlaw Local Plan Habitats Regulations Assessment \(2023\)](#) concluded that the policies in the Plan (either alone or in combination) would not impact on any of the European Sites either within, or in close

proximity, to the Bassetlaw District.

- 2.6 As set out above, the SPD provides further guidance and detail to the relevant adopted [Local Plan](#) policies, and does not result in any significantly different effects over and above those already considered and assessed through the preparation of the recently adopted Local Plan and the relevant policies (listed above) which are the strategic policies that the SPD 'hangs off'.
- 2.7 Nevertheless, and for completeness, an SEA Screening Assessment was undertaken prior to consultation with Natural England, Historic England and the Environment Agency. All responded and confirmed that an SEA was not required.

3. Consultation Details

- 3.1 Consultation on the draft SPD took place for a period of seven weeks from 23 July 2025 to 5pm on 11 September 2025. Consultation was in line with the Council's [Statement of Community Involvement](#) and involved contacting via email/letter all persons and organisations who had signed up to the Council's Planning Policy database.
- 3.2 The draft SPD and response form were made available on the Council's website and a hard copy was available to view during normal office hours at the Customer Service Desk at Bassetlaw District Council: Queen's Buildings, Potter Street, Worksop, S80 2AH, at Retford Town Hall and Harworth & Bircotes Town Hall, and all libraries in the district.
- 3.3 Consultation comments were invited by email to planningpolicy@bassetlaw.gov.uk , via an online form on the Council's website: www.bassetlaw.gov.uk or by post via: Planning Policy, Queen's Buildings, Potter Street, Worksop, S80 2AH.

4. Who was Consulted?

- 4.1 In accordance with Regulation 12, interested parties, including everyone on the Planning Policy database, and those listed in Appendix 2 of the [Statement of Community Involvement](#), were notified of the consultation. This includes a variety of stakeholders, such as town and parish councils, residents, landowners, developers, statutory consultees and other local planning authorities.
- 4.2 At the close of the consultation, the Council had received a response from 6 organisations.

5. What Were the Main Issues Raised During Consultation?

5.1 [Appendix 1](#) sets out in more detail a summary of the issues that were raised and how they have been addressed; as well as a limited number of changes to the SPD where considered appropriate.

5.2 The main issues raised are as follows:

- McCarthy Stone & Churchill Living state that the financial contribution has not been tested against older persons housing and shown to be viable. Recommend that given the specialist nature of older persons housing development, that the SPD states the tariff will not apply to specialist housing for older people given the rate has not been viability tested for this typology.

Appendix 1 - Summary of Consultation Responses and Changes Made to the SPD

Name/ Organisation	Content Summary	BDC Response	SPD Amendments
McCarthy Stone & Churchill Living	<p>The Draft SPD seeks to apply a flat tariff of £577 m² in respect of offsite commuted sums applied to all typologies. The Viability and Plan-making PPG requires that: Policies for planning obligations should be set out in plans and examined in public. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. Such policies should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability. This evidence of need can be standardised or formulaic. However, plan makers should consider how needs and viability may differ between site typologies and may choose to set different policy requirements for different sites or types of development in their plans.</p> <p>It is not appropriate for plan-makers to set out new formulaic approaches to planning obligations in supplementary planning documents or supporting evidence base documents, as these would not be subject to examination. Whilst standardised or formulaic evidence may have informed the identification of needs and costs and the setting of plan policies, the decision maker must still ensure that each planning obligation sought meets the statutory tests set out in regulation 122. This means that if a formulaic approach to developer contributions is adopted, the levy can be used to address the cumulative impact of infrastructure in an area, while planning obligations will be appropriate for funding a project that is directly related to that specific development.</p> <p>Nowhere within the plan wide viability evidence base has the viability of this tariff been tested against older persons housing and shown to be viable. Recommend that given the specialist nature of older persons housing development, that the SPD states the tariff will not apply to specialist housing for older people given the rate has not been viability tested for this typology.</p>	<p>The Local Plan affordable housing requirement has been tested through the Whole Plan Viability Assessment that informed the Local Plan.</p> <p>The financial contribution is equivalent to the assumptions used to assess the provision of affordable homes in the district against a range of housing typologies.</p>	No change required.
National Highways	No comments	-	-
Natural England	No comments	-	-
The Coal Authority	No comments	-	-
Environment Agency	No comments	-	-
Historic England	No comments	-	-