



**Mansfield
District Council**



BASSETLAW
DISTRICT COUNCIL

Mansfield District Local Plan (MLP)

Statement of Common Ground

As agreed between

Mansfield District Council and

Bassetlaw District Council

Reference: SoCG MDC/ BaDC Date

14 December 2018

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning issues between the parties consisting of Mansfield District Council (MDC) and Bassetlaw District Council (BaDC). The Authorities are neighbouring Planning Authorities with Strategic Planning matters that cross the administrative boundaries of the respective authorities.
- 1.2 The Statement sets out the confirmed points of agreement between the parties with regard to:
 - Gypsy & Traveller unmet need.
 - Housing need and distribution.
 - Proposed development of the former Welbeck Colliery Site for residential and employment development.
 - Impacts and implications of growth on the A60 corridor.
- 1.3 The purpose of the Statement of Common Ground is to inform the Inspector of the Mansfield Local Plan and other parties about the areas of agreement between Mansfield District Council and Bassetlaw District Council in relation to key strategic issues contained in the Mansfield District Local Plan (2013-2033). The agreement has been taken into consideration in the development of the policy wording and supporting explanatory text in Mansfield District Local Plan.

2. Background

- 2.1 Mansfield District Council and Bassetlaw District Councils are public bodies that are the Local Planning Authorities (LPAs) for their respective administrative areas. They are prescribed Bodies for the purposes of the Duty to Cooperate. Ultimately, the Councils have a Duty to Cooperate on strategic planning matters affecting both areas.
- 2.2 The development of the Local Plans for each district has been enhanced by working together to ensure that strategic planning matters are appropriately addressed.
- 2.4 This Statement of Common Ground reflects the agreed position between Mansfield District Council and Bassetlaw District Council for submission to the Inspector for the Local Plan Examination of the Mansfield Local Plan.

3. Areas of Common Ground

3.1 Provision of Gypsy and Traveller (G&T) Accommodation and unmet need

- 3.1.1 The requirement for Gypsy & Traveller accommodation in MDC between 2013 and 2033 is for 3 permanent pitches and 1 transit pitch. Bassetlaw District has a requirement for 8 pitches during their plan period up to 2029.
- 3.1.2 Bassetlaw District Council will be updating their Gypsy & Traveller Accommodation Assessment in 2019 in light of emerging changes in circumstances regarding site supply and the amended definition of Gypsies and Travellers.
- 3.1.3 Mansfield is unable to identify deliverable pitches to meet identified G&T need resulting in unmet needs. Mansfield has requested their HMA partners help meet their unmet need and has been unable to identify any deliverable sites.
- 3.1.4 Bassetlaw District Council is at the early stages of its Local Plan Development and at the time of writing has yet to identify deliverable pitches to meet identified needs. This will be addressed in 2019 following an update to their Gypsy & Traveller Accommodation Assessment.
- 3.1.5 The parties have agreed that:
 - At the time of writing, MDC is unable to identify sufficient deliverable sites resulting in unmet needs for G&T pitch provision;
 - At the time of writing BDC has not yet resolved its own identified G&T accommodation needs;
 - In seeking to address unmet needs, MDC and BaDC will continue to liaise with neighbouring authorities;
 - MDC and BaDC are currently unable to assist each other in meeting unmet needs;
 - Local Plans for both Districts should include a suitable ‘enabling’ policy for provision of G&T pitch provision consistent with the DCLG ‘Planning policy for traveller sites (August 2015)’;
 - It would be appropriate for MDC to prepare a separate Gypsy and Traveller Development Plan Document which will allow more time and opportunities to identify suitable options for site delivery.

3.2 Housing need

- 3.2.1** Mansfield and Bassetlaw Districts are within different Housing Market Areas (HMA). Mansfield District is within the Nottingham Outer HMA¹, Bassetlaw District falls within the North Derbyshire and Bassetlaw HMA².
- 3.2.2** The Full Objectively Assessed Need for housing for both LPAs has traditionally been determined through Strategic Housing Market Area Assessments. This is due to change as the Government's introduction of a standardised methodology to determine the Full Objectively Assessed Need for housing included in the updated National Planning Policy Framework (NPPF)(July 2018).
- 3.2.3** The timescale for publication and submission of the emerging Bassetlaw Local Plan has resulted in the Council adopting the Standard Methodology to calculating OAN whilst also taking into consideration planned employment growth. The housing requirement in Bassetlaw is proposed to be 390 in the emerging Bassetlaw Local Plan. This is based on the results of the review of the housing requirement and economic needs assessment undertaken by G L Hearn (Bassetlaw EDNA, 2018).
- 3.2.4** The minimum number of homes needed in Bassetlaw, based on the NPPF Standard methodology, is for some 306³ homes per year. For Mansfield the figure is some 279 homes per year.
- 3.2.5** The Housing requirements in the Mansfield Local Plan are for 325 dwellings per annum. The requirements in Bassetlaw District in the emerging Local Plan are yet to be finalised.
- 3.2.6** The parties agree that:
- 3.2.7** It would be appropriate for Mansfield and Bassetlaw District Councils to use the Standardised Methodology contained in the NPPF as a baseline for determining the housing requirement for their districts.

¹ Mansfield District, Ashfield District, and Newark and Sherwood District combined form the Nottingham Outer Housing Market Area.

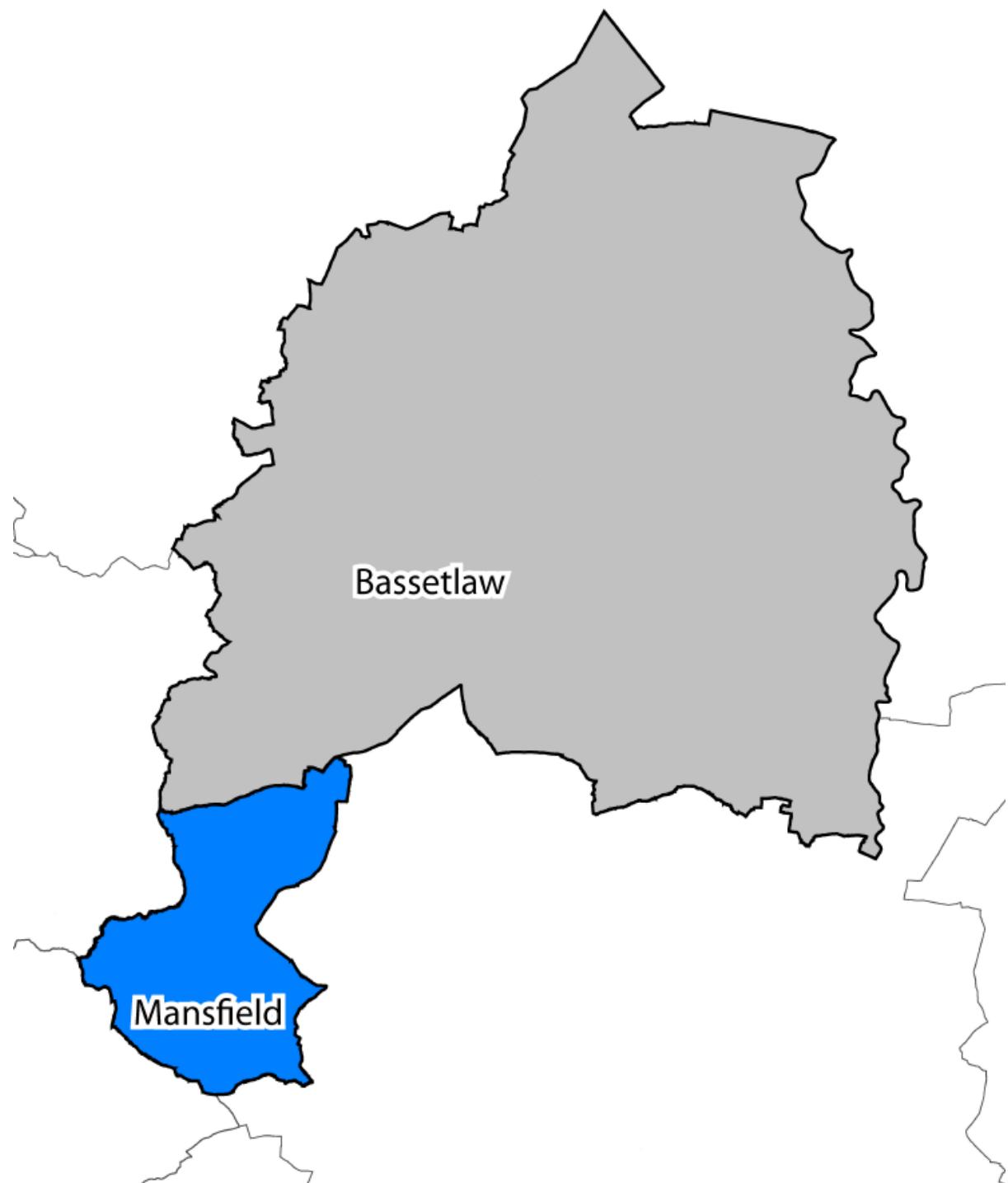
² Bassetlaw District, Bolsover District, Chesterfield Borough and North East Derbyshire District combined form the Bassetlaw and North Derbyshire Housing Market Area.

³ Based on the Standard method using the 2014-based household projections for the period 2018 to 2028 (as proposed in the Government's technical consultation paper on revisions to the standard method which ends on 7th December 2018).

- 3.2.8 The annual housing requirement in the Mansfield Local Plan is for 325 dwellings. The annual housing requirement for Bassetlaw is proposed to be 390 in the emerging Local Plan.
- 3.2.9 Both parties are able to deliver the quantity of housing identified through the objective assessment of need during their respective plan periods. No ‘unmet need’ will be generated.
- 3.3 Proposed development of the former Welbeck Colliery Site for residential and employment development
- 3.3.1 The former Welbeck Colliery Site is wholly within the District of Bassetlaw but abuts the boundary of Mansfield and Bassetlaw Districts. Planning permission was granted for employment development and 65 dwellings on a 29 hectare site (Bassetlaw DC ref: 15/01037/FUL) in August 2016.
- 3.3.2 The parties have agreed that:
- The currently approved scheme is an appropriate solution for the development of the former Welbeck Colliery Site.
 - Any material changes to the proposed quantities or mix of development of the site will be discussed between the parties or addressed through any appropriate planning applications.
 - The employment component of the approved development will help to provide employment opportunities to residents of both Mansfield and Bassetlaw Districts.
- 3.4 A60 transport issues
- 3.4.1 The A60 is a classified road that links Loughborough (Leicestershire) and Doncaster (South Yorkshire) and traverses the Districts of Mansfield and Bassetlaw. The growth proposed in both Mansfield and Bassetlaw Districts have the potential to increase vehicular movements on the A60.
- 3.4.2 Mansfield and Bassetlaw District Councils have carried out transport modelling in order to understand the impacts of proposed growth. Transport evidence has not identified any severe harm to the A60 arising from growth proposed in emerging Local Plans.
- 3.4.3 The findings of transport modelling have been shared with Nottinghamshire County Council (the Local Highway Authority).
- 3.4.4 The parties have agreed that:

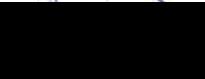
- The impact of proposed growth on the A60, as identified in the Mansfield Local Plan and Bassetlaw emerging Local Plan, is capable of being mitigated through improvements to links and junctions;
- The emerging Local Plan policies and Infrastructure Delivery Plans will identify the nature of potential improvements, and how they will be implemented and funded.
- Transport modelling has not identified any severe adverse impacts on the A60 that are not capable of being mitigated.

Map of Strategic area



AGREEMENT

Signed on behalf of Mansfield District Council

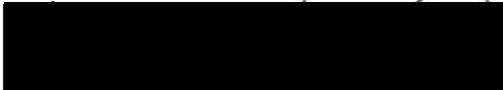


Hayley Barsby

Chief Executive

Dated: 14 December 2018

Signed on behalf of Bassetlaw District Council

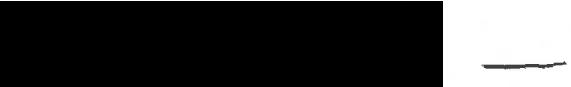


Beverley Alderton-Sambrook

Head of Regeneration Service

Dated: 3rd December 2018

Signed on behalf of Bassetlaw District Council



Councillor Jo White

Portfolio Holder for Regeneration

Dated: 3rd December 2018