

OFFICIAL

STATEMENT OF COMMON GROUND

BASSETLAW DISTRICT COUNCIL

AND

NETWORK RAIL

DATE: FEBRUARY 2022

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address strategic planning matters between the parties consisting of Bassetlaw District Council (DC) and Network Rail (NR).
- 1.2 In relation to strategic planning matters, section 33A(1) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) indicates that Local Planning Authorities have a duty to cooperate with bodies (or other persons) identified within subsection (9) and paragraphs (a), (b) and (c) of subsection (1) in section 33A(1) of the PCPA 2004. This approach is also a requirement of national planning policy. Paragraph 35 of the National Planning Policy Framework (NPPF) seeks to ensure that the Local Plan is deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.
- 1.4 The Statement sets out the confirmed points of agreement between Bassetlaw DC and NR with regard to strategic planning matters arising from the Bassetlaw Local Plan, specifically for:
 - the Bassetlaw Garden Village
 - the emerging Worksop Central DPD; and
 - site allocations: HS1 Peaks Hill Farm; HS7 Trinity Farm and HS11 Fairygrove
- 1.5 The purpose of the Statement of Common Ground is to inform relevant stakeholders about the areas of agreement or otherwise between Bassetlaw DC and NR in relation to key strategic matters contained in the Bassetlaw Local Plan (2020-2038).

2. Background and Governance

- 2.1 Bassetlaw DC is the Local Planning Authority (LPA) for its administrative area. In relation to the Bassetlaw Local Plan, NR is responsible for maintaining and managing the rail network in England, Scotland and Wales and are a key strategic partner in the preparation of the Bassetlaw Local Plan.
- 2.2 The development of the Bassetlaw Local Plan has been enhanced by ongoing collaborative work to ensure that strategic planning matters are appropriately addressed. Bassetlaw DC and NR have discussed the strategic matters identified above and through the development of the Local Plan evidence base.
- 2.3 Representations were submitted by NR to consultation stages of Bassetlaw DC's emerging Local Plan most recently in October 2021. These have been considered and where appropriate informed the development of subsequent stages of the Plan and its evidence base.
- 2.4 This Statement of Common Ground reflects the current position between Bassetlaw DC and NR. It will be updated as and when required.

- 2.5 Bassetlaw DC and NR will continue to meet to discuss strategic planning matters as the Bassetlaw Local Plan progresses to submission and examination. As a minimum, a meeting will take place prior to submission of the Bassetlaw Local Plan for examination.

3. Areas of Common Ground

3.1 Bassetlaw Garden Village

- 3.1.1 The Bassetlaw Garden Village is a proposed site allocation in the Bassetlaw Local Plan. To support the delivery of the Garden Village, Bassetlaw DC have established a governance framework; NR sit on the strategic level Consultative Group. NR agree that through this group, they have supported the principle of the Bassetlaw Garden Village and agreed, as part of the Consultative Group, the Bassetlaw Garden Village Vision Statement undertaken by BDC in August 2021.
- 3.1.2 The Bassetlaw Garden Village will be delivered over two plan periods. The Bassetlaw Local Plan indicates the site is expected to commence delivery from 2032. Through the Bassetlaw Transport Study, both parties agree to ensure that potential impacts associated with the first phase (590 dwellings) is appropriately identified and mitigated through the Local Plan.
- 3.1.3 Bassetlaw DC also agree to ensure that subsequent phases of development and their transport impacts on the railway infrastructure, such as the closure of Level Crossings are appropriately identified and mitigated through future Local Plan reviews and associated transport studies. Bassetlaw DC agree to work with NR to ensure Local Plan policy wording is appropriately modified to ensure that potential transport impacts associated with future phases of the Bassetlaw Garden Village are identified and delivered in a timely manner.
- 3.1.4 In addition, the Bassetlaw Garden Village Vision Statement 2021 has proposed a new Railway Station on site to help support the sustainability of the site in the longer term. Tetra Tech has produced two Technical Notes 1) Bassetlaw New Station Technical Note (January 2020) and 2) Bassetlaw New Station Feasibility Technical Note (November 2020) to assess the potential impacts to the existing railway network, the capacity of existing stations, and the feasibility of the station to be accommodated within the railway network. NR have considered the evidence presented in the reports and agree it can form the basis of supporting the next stages in pursuing a new railway station.

3.2 Worksop Central Development Plan Document

- 3.2.1 Bassetlaw DC are also preparing a separate development plan document for Worksop Central. This will manage and deliver the proposed regeneration of the town centre and its environs and proposes a number of development sites, including land at Worksop Station. Other sites are proposed within close proximity of the Station and the Level Crossing at Carlton Road and will provide opportunities for further improved facilities at the Station through contributions from new development. The Worksop Transport Assessment will be assessing

the traffic flows over this crossing and identifying options to help move and disperse traffic around the town centre to reduce congestion in particular areas.

- 3.2.2 Bassetlaw DC agree to continue to work closely with NR to consider potential impacts on the Rail Infrastructure over the lifetime of the DPD to 2040. Bassetlaw DC agree to work with NR to consider suitable mitigation to the rail infrastructure within Worksop where appropriate to address impacts associated with the growth proposed by the development plan document.

3.3 Level Crossings

- 3.3.1 At a strategic level, the Bassetlaw Transport Study undertaken by Tetra Tech (August 2021) assesses the impact of the growth identified by the Bassetlaw Local Plan on the existing road network (including the impact of traffic on the existing Level Crossings) and proposes appropriate mitigation to address the impacts generated by the development identified by the Local Plan. This includes the following proposed site allocations near to or adjacent to existing railway infrastructure:

- HS1 Peaks Hill Farm and its impact on the level crossing on Carlton Road in Worksop;
- Bassetlaw Garden Village and its impact on level crossings at Mansfield Road/Howards (1)/Rushy Sidings;
- HS7 Trinity Farm and its impact on the level crossing on Station Road, Barnby Moor/Sutton cum Lound; and
- HS11 Fairygrove and its impact on the Grove Road Level Crossing.

- 3.3.2 NR agree that the Bassetlaw Transport Study is appropriate to inform the Bassetlaw Local Plan at a strategic level and that the proposed mitigation/contributions identified within Policies ST4, 16, 21 and 25 are appropriate to help address the ongoing functioning and operation of the affected level crossings as a result of the level of growth identified by each site.

- 3.3.3 Bassetlaw DC confirm that a more detailed Transport Assessment for Retford is being updated and a detailed assessment for Worksop is underway to bring together the relevant elements of the Bassetlaw Transport Study and the Worksop DPD Transport Study 2021. All are being undertaken by Tetra Tech. Bassetlaw DC agree to ensure that NR are fully engaged in the production of both assessments in relation to additional traffic affecting existing Level Crossings.

AGREEMENT

Signed on behalf of Bassetlaw District Council

Name: Cllr Jo White, Portfolio Holder for Regeneration and Deputy Leader of the Council

Dated: 16 February 2022

Signed on behalf of Network Rail

Name: Tony Rivero, Town Planning Manager LNE

Dated: 8 February 2022