

STATEMENT OF COMMON GROUND

BASSETLAW DISTRICT COUNCIL

CADDICK DEVELOPMENTS LTD

DATE: MAY 2022

1.0 Introduction

- 1.1 This Statement of Common Ground (SoCG) has been produced in order to confirm the deliverability of site allocation SEM001, known as Apleyhead Junction in the emerging Bassetlaw Local Plan: Publication Version 2020-2038, its 2022 First and Second Addendums. The SoCG is between the parties consisting of Bassetlaw District Council (DC) and Caddick Developments Limited, the site promoter and developer. A site location plan is attached in Appendix 1.
- 1.2 Paragraph 35 of the National Planning Policy Framework seeks to ensure that the Local Plan is deliverable over the plan period and based on effective joint working on strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.
- 1.3 The Statement sets out the confirmed points of agreement or otherwise between the parties with regard to deliverability of site SEM001: Apleyhead Junction.

2.0 Background and Governance

- 2.1 Bassetlaw DC is the local planning authority responsible for preparing an up-to-date local plan for the administrative area of Bassetlaw District.
- 2.2 Caddick Developments is promoting a strategic employment site at Apleyhead Junction on behalf of the landowners, and subject to receipt of an acceptable planning permission will deliver the site on a phased basis.
- 2.3 Site SEM001: Apleyhead Junction has a developable area of circa 118ha (as identified by Appendix 2). It is identified as a strategic employment site by Policy ST7 in the emerging Bassetlaw Local Plan for employment uses to meet a regional/sub-regional need for logistics in this plan period from 2020-2038. Policy 9 provides the policy framework for the site allocation and associated infrastructure.
- 2.4 The Site is bounded to the north by the Sheffield-Lincoln railway line, to the south by the Top Wood / Great Whin woodland and the A57, and to the east by the A1.
- 2.5 Caddick Developments has submitted representations at each stage of consultation for the Bassetlaw Local Plan, with the most recent being in February 2022. These responses have been considered by Bassetlaw DC and, where appropriate, have informed the development of subsequent versions of the Plan.
- 2.6 This SoCG reflects the current position between Bassetlaw DC and Caddick Developments. It will be updated as required.
- 2.7 Bassetlaw DC and Caddick Developments will continue to meet to discuss the deliverability of Apleyhead Junction 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.

3.0 Areas of Common Ground

- 3.1 To date, the allocation of Apleyhead Junction and the formulation of Policy ST7 and Policy 9 in the Local Plan has involved extensive discussion with a wide range of statutory consultees and infrastructure partners to ensure the approach taken to the site allocation is evidence led and to facilitate the delivery of Apleyhead Junction in a timely manner. Bassetlaw DC will sign separate SoCGs with relevant stakeholders pertaining to their respective issues in relation to this site, including infrastructure delivery.
- 3.2 Bassetlaw DC and Caddick Developments agree to continue to work positively and proactively with relevant statutory consultees and infrastructure partners to ensure that the comprehensive development of Apleyhead Junction is in accordance with the requirements of Policy ST7, Policy 9 and other relevant Local Plan policies.
- 3.3 Fundamentally, it is agreed between the parties that the site is entirely deliverable within the plan period.

4.0 Site Ownership

- 4.1 Caddick Developments are acting as the site promoter and developer on behalf of the landowner. Whilst the terms of agreement are strictly confidential, Caddick Developments confirm there is a development agreement in place for them to acquire the site from the landowner in phases subject to obtaining an acceptable planning permission.

5.0 Progress towards the submission of planning application(s)

- 5.0.1 Significant progress has been made towards the submission of a planning application for approximately 441,000 sqm (gross) (4.738m sqft) of employment uses on the site.
- 5.0.2 This has included, in summary:
- Ongoing detailed discussions with Bassetlaw District Council, since early 2018 regarding the potential development of the site;
 - The commissioning of a significant depth and breadth of technical site assessment and survey work necessary to support a planning application for the proposed uses;
 - Detailed pre-application engagement with Bassetlaw District Council, leading to the receipt of pre-application advice in March 2021;
 - A request for a Scoping Opinion, submitted under the Town & Country Planning (Environmental Impact Assessment) Regulations (2017), with a Scoping Response received December 2020;
 - Ongoing discussions with a range of consultees (such as Nottinghamshire County Council ('NCC') and National Highways);

- Refinements to the proposed development to respond to technical constraints and the EIA Scoping Response;
- Stakeholder and community focussed pre-application consultation from November 2021 to January 2022
- Preparation of documents required to support a planning application, including full Environmental Statement in accordance with the Scoping Response.

5.0.3 Caddick Developments intend to submit a planning application for the site in parallel with the submission of the Bassetlaw Local Plan to the Secretary of State for examination.

5.0.4 Caddick Developments has produced a series of Masterplan options for the site which show how the site can respond to market demand in line with the emerging plan. These options plans have been submitted with previous local plan representations.

5.0.5 Caddick Developments will prepare a masterplan framework, including a suite of supporting strategies and assessments to facilitate the comprehensive design and delivery of the site. The masterplan framework and the supporting documents will be discussed with Bassetlaw DC prior to the examination of the Local Plan by the Secretary of State.

5.1 Strategic matters for agreement

5.1.1 Bassetlaw DC and Caddick Developments has undertaken a significant amount of work to support the preparation of site SEM001, relating to the following strategic matters:

5.2 Strategic employment use

5.2.1 The Bassetlaw Local Plan 2020-2038: Publication Version and 2022 First and Second Addendums is proposing to meet the district's general employment provision in full by 2038 with an appropriate level of flexibility built in. This is based on the results of the Bassetlaw Housing and Economic Needs Assessment undertaken by G L Hearn (November 2020) and the 2022 Addendum undertaken by Icen Projects.

5.2.2 In addition, the plan proposes to allocate Apleyhead for Class B8 Uses to meet market demand for large scale sub-regional and regional logistics in the plan period (typically units greater than 100,000 sqft (gross) with potential to accommodate very large units of approximately 1m sqft and Gigafactory type units). Both parties agree that this scale of operations is appropriate in the context of the scale of Apleyhead.

5.2.3 The A1 Corridor within Bassetlaw district is an important location for the development of the logistics sector. This is evidenced by the Bassetlaw A1 Corridor Logistics Assessment and Addendum undertaken by Icen Projects Limited (August 2021 and April 2022) and the Bassetlaw Housing and Economic Needs Assessment Addendum undertaken by Icen Projects (April

2022). Both parties agree with the D2N2 Local Enterprise Partnership (LEP) that the site has the potential to contribute to the delivery of D2N2 LEP Recovery and Growth Strategy 2021 specifically the development of growth sectors, including digital adoption for logistics.

- 5.2.4 The Bassetlaw A1 Corridor Logistics Assessment 2021 identifies a logistics property market area (shown in Appendix 3) stretching from south Barnsley to south Nottinghamshire and from the western side of the M1 corridor to North/South Kesteven in Lincolnshire. This includes a well-defined impact area of the A1, including the length of the A1 corridor in Bassetlaw District. Both parties agree that the defined property market area is appropriate to consider sub-regional/regional logistics needs for the purposes of the Bassetlaw Local Plan.
- 5.2.5 The Assessment Addendum finds that the wider M1 / A1 corridor supply levels for large scale logistics are around 9 years' worth of past take up / 13 years of delivery. The National Planning Policy Framework 2021 expects Local Plans to plan for 15 years or more from the date of adoption (the Bassetlaw Local Plan covers the period 2020- 2038); there is likely to be insufficient supply for large scale logistics in the property market area overall over the plan period.
- 5.2.6 On that basis, both parties agree that Apleyhead could make an appropriate contribution to addressing a sub-regional/regional need within the property market area for large scale logistics by 2038.
- 5.2.7 In addition, both parties agree that the site has a number of key beneficial characteristics, it is:
- Positioned adjacent to the strategic road network and has easy access to the highway network.
 - Within an accessible distance of a suitable local labour market.
 - Very well-placed to contribute to meeting a clear and significant market need for strategic employment land for logistics in the surrounding market area;
 - Able to meet strategic scale demand and attract inward investment to Bassetlaw and the D2N2 LEP area within priority sectors for economic growth.
 - Capable of accommodating the largest requirements in excess of 1 million sq. ft. where there is a proven and increasing demand, very limited supply, and which are a key source of inward investment (including potential for a 'gigafactory').
 - Able to meet the significantly increased demand resulting from the acceleration of the long term trend for increased levels of e-commerce.
 - Unconstrained and deliverable opportunity which, subject to planning, will come forward in short timescales to meet demand and deliver significant economic benefits.
 - Able to support the post-COVID economic recovery at a local and sub-regional level, mitigating job losses in other sectors and increasing levels of economic growth.

5.2.8 The site is expected to deliver a significant number of jobs over the plan period. Caddick Developments agree to undertake an Employment and Skills Plan to identify the measures that will be undertaken to contribute to improving local employment, educational attainment and upskilling residents in the construction and implementation stages of Apleyhead Junction. Caddick Developments will agree the approach with the Council's Economic Development team to ensure the scheme, and where relevant each phase, contributes appropriately to meeting local employment objectives.

5.3 Green/blue infrastructure matters, including ecology

5.3.1 Top Wood/Great Whin Local Wildlife Site lies between the site and the A57 (but out with the developable area). Policy 9 currently requires any development scheme should protect the Local Wildlife Site.

5.3.2 It is, however, agreed between the parties that some tree loss is required in order to facilitate access to the site and then enable development going forward. The location of the access has been specifically agreed in principle between the parties and consultees as being suitable in highways terms whilst also being positioned to minimise any adverse Ecological or Arboricultural impacts. The necessary Impact Assessments will be provided as part of the planning application process.

5.3.3 Caddick Developments has undertaken a full ecological assessment and survey work as part of the Environmental Assessment of the site. This work has informed the amount of proposed development in the draft allocation as well as the parameters for the application, including suitable mitigation and blue / green infrastructure for the site

5.3.4 The southern boundary of the Site lies within 400m of the boundary of the Clumber Park SSSI and the Sherwood Forest ppSPA. As part of the planning application process, Caddick Developments is undertaking a project-level Habitats Regulations Assessment (including wintering birds and other necessary bird surveys); Air Quality Assessment and indicative management strategy, a Landscape Visual Impact Assessment and indicative Lighting Assessment to address identified potential effects upon the protected sites. This work has informed the approach to the development and is integral to the assessment work to be submitted with the application, including the Environmental Statement.

5.4 Transport matters

5.4.1 The Bassetlaw Transport Study Update 2022 identifies the site has the potential to increase traffic movements in the locality, including along the A57. It identifies that junctions and links along the A57 are likely to require improvements as a result of the development, alongside the delivery of sustainable transport infrastructure to the site.

- 5.4.2 Policy 9 requires the site be designed to accommodate a bus service and make provision for walking/cycling infrastructure to connect to the employment area to the west. Policy 9 also requires a financial contribution, provided such a contribution meets the necessary tests, to support a public transport service to the site. The masterplan options indicatively show how public and other sustainable transport infrastructure can be accommodated.
- 5.4.3 Caddick Developments has prepared a detailed Transport Assessment and Framework Travel Plan for the site to inform the masterplan framework and to demonstrate traffic movements associated with the development can be appropriately managed and mitigated. The scope and overall approach to the Transport Assessment and Framework Travel Plan, including matters such as trip generation and traffic distributions, have been agreed with NCC (as Local Highways Authority) and National Highways, and prepared in accordance with these agreements.
- 5.4.4 Bassetlaw DC agree to continue to work with Caddick Developments Nottinghamshire County Council, and National Highways to ensure that at a strategic level, the requirements for transport infrastructure in the locality of the site required as a consequence of this development are clearly identified and that appropriate provisions are put in place for their timely delivery.

5.5 Infrastructure matters

- 5.5.1 Policy 9 currently identifies that Apleyhead Junction will be required to make provision for physical and green infrastructure to address the impacts associated with the development. Both parties agree that supporting infrastructure can be delivered in a timely manner, as agreed with the relevant infrastructure partner(s) and Bassetlaw DC, and as indicated through the Council's Infrastructure Delivery Plan.
- 5.5.2 Caddick Developments confirm that detailed discussions have taken place with utilities providers, in relation to connection to foul sewerage and the electricity grid, and that there is in principle agreement to facilitate connectivity for this scale of development to the utilities network.
- 5.5.3 Bassetlaw DC agree to maintain a 'living' Infrastructure Delivery Plan to ensure the infrastructure requirements and the delivery timescales for infrastructure required as a consequence of Apleyhead Junction are clear and are appropriate to mitigate impacts associated with the development.
- 5.5.4 Bassetlaw DC and Caddick Developments agree to make provision for relevant infrastructure through planning conditions, section 106 agreement and/or s278 agreement associated with a planning permission, where consistent with national legislation.
- 5.5.5 The Community Infrastructure Levy Charging Schedule is being submitted to the Secretary of State for examination alongside the Local Plan. The draft CIL Charging Schedule indicates that employment development will be CIL exempt. Bassetlaw DC confirm that should planning permission be approved under the Bassetlaw Local Plan, the development is not expected to be eligible for CIL.

6.0 Timescale for Development Delivery

- 6.1.1 Caddick Developments confirm that a planning application is expected to be submitted for the site on or before submission of the Local Plan for examination.
- 6.1.2 As a strategic employment site, delivery is expected to respond to the market. Caddick Developments confirm that market interest in the site is strong and that they will continue to actively work with end users to deliver the site in a timely manner. Caddick Developments confirm that the site could therefore be delivered in phases or as one scheme.

AGREEMENT

Signed on behalf of Bassetlaw District Council



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

Dated: 8 June 2022

Signed on behalf of Caddick Developments

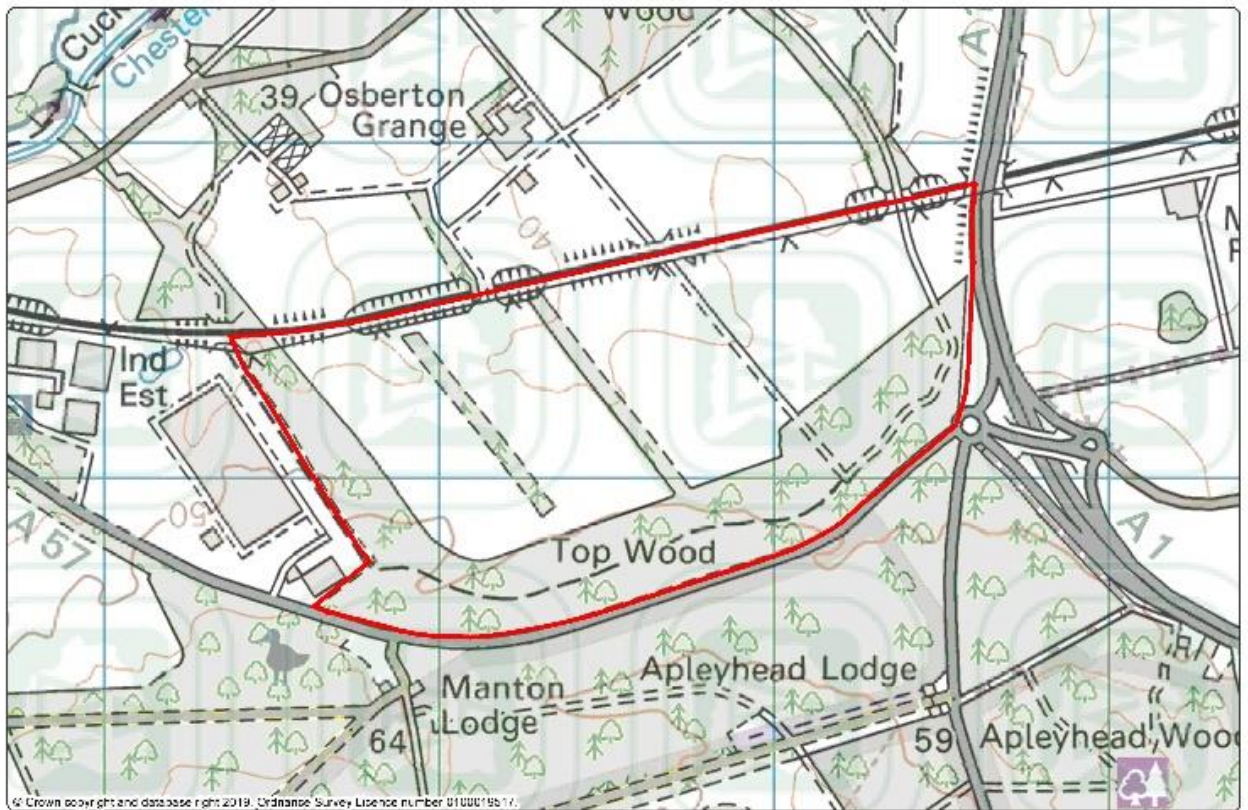


Name: IAN LAIGNT, MAJOR PROJECTS DIRECTOR

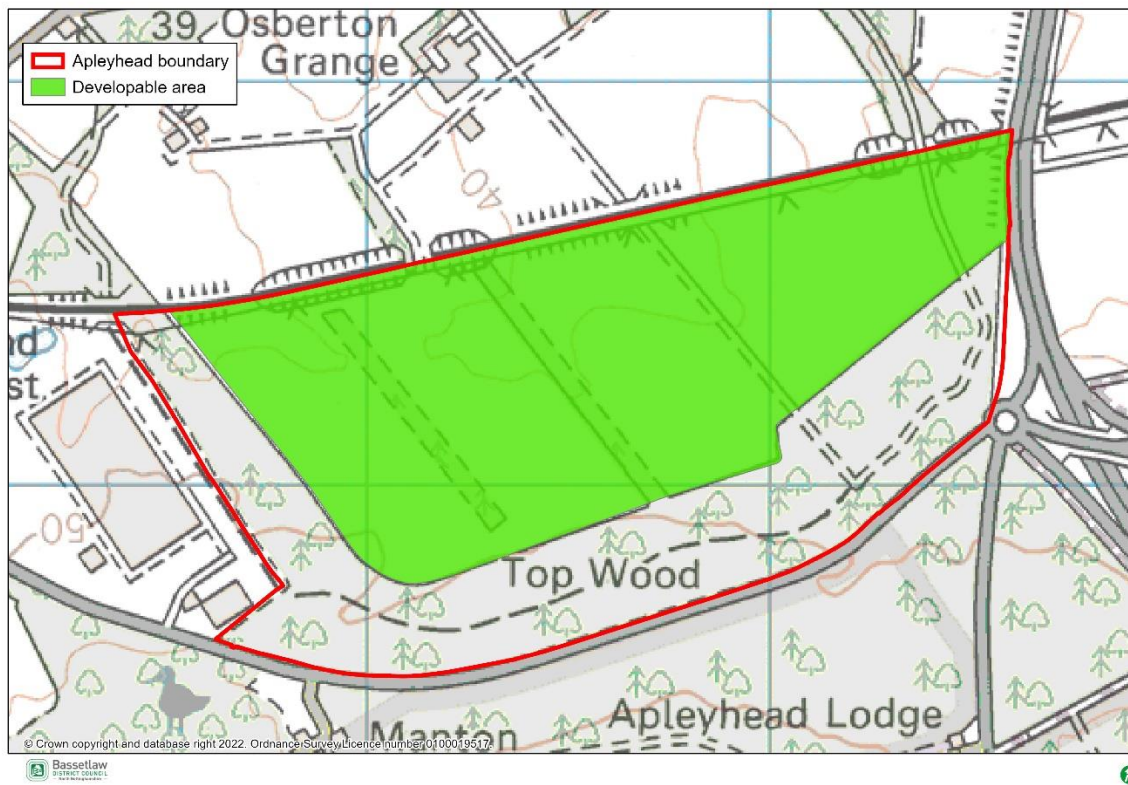
Date: 30th MAY 2022

APPENDIX 1: SITE LOCATION PLAN

SEM2



APPENDIX 2: DEVELOPABLE AREA



APPENDIX 3: BASSETLAW A1 LOGISTICS PROPERTY MARKET AREA

