



Statement of Common Ground

As agreed between

Bassetlaw District Council and

Mansfield District Council

Reference: SoCG MDC/ BDC

Date: May 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 Mansfield District Council (DC). In relation to strategic planning matters, section 33A(4) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) indicates that Local Planning Authorities have a duty to cooperate with prescribed bodies identified in paragraph (a), (b) or (c) or subsection (9) of the PCPA 2004. This approach is also a requirement of national planning policy. 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 cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.
- 1.2 The Statement sets out the confirmed points of agreement between the parties with regard to:
- Housing need and distribution.
 - Gypsy & Traveller accommodation need.
 - Proposed development of the former Welbeck Colliery Site.
 - Impacts and implications of growth on the A60 corridor.
- 1.3 The purpose of the Statement of Common Ground is to inform the Planning Inspector for the Bassetlaw Local Plan about the areas of agreement between Mansfield District Council and Bassetlaw District Council in relation to key strategic issues in the area.

2. Background and Governance

- 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 Co-operate. Ultimately, the Councils have a Duty to Co-operate 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.
- 2.3 This Statement of Common Ground reflects the agreed position between Mansfield District Council and Bassetlaw District Council and will be updated as and when required.
- 2.4 Bassetlaw DC and Mansfield DC Planning Policy Managers meet at least once per annum to discuss strategic planning matters. All Nottinghamshire Authorities meet to discuss strategic planning matters twice per annum via the Nottinghamshire Policy Officers Group.

- 2.5 Bassetlaw DC and Mansfield DC will continue to meet to discuss cross boundary strategic planning matters as the Bassetlaw Local Plan progresses to submission and examination. A meeting will take place prior to submission of the Bassetlaw Local Plan for examination.

3. Areas of Common Ground

Housing need

- 3.1 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 The Objectively Assessed Need for housing for both LPAs has traditionally been determined through Strategic Housing Market Area Assessments. This has now changed, the Government's introduction of a standardised methodology is included in the National Planning Policy Framework (NPPF) (July 2021) and Planning Practice Guidance on Housing and Economic Needs Assessments³.
- 3.3 The Bassetlaw Local Plan 2020-2038: Publication Version has used the Standard Methodology to calculating OAN whilst also taking into consideration planned employment growth, affordable housing need and strategic infrastructure delivery.
- 3.4 The minimum number of homes needed in Bassetlaw, based on the NPPF Standard methodology, is for 288⁴ homes per year. For Mansfield the figure is some 279 homes per year.
- 3.5 The Housing requirement in the Mansfield Local Plan is for 325 dwellings per annum. The requirement in the emerging Bassetlaw Local Plan is 591 dwellings per annum (10,638 dwellings from 2020 to 2038). This is based on the results of the Bassetlaw Housing and Economic Needs Assessment undertaken by G L Hearn (November 2020).

The parties have agreed that:

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 <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

⁴ 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).

- 3.6 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.
- 3.7 The annual housing requirement in the Mansfield Local Plan is for 325 dwellings per annum. The annual housing requirement for Bassetlaw is proposed to be 582 dwellings per annum (2020 – 2038) in the emerging Local Plan.
- 3.8 Both parties are able to deliver the quantity of housing identified through the objective assessment of need in their respective Districts during their respective plan periods. No ‘unmet need’ will be generated.

Provision of Gypsy and Traveller (G&T) Accommodation

- 3.9 The requirement for Gypsy & Traveller accommodation in Mansfield District between 2013 and 2033 is for 3 permanent pitches and 1 transit pitch. Following site assessment work Mansfield District Council is able to identify deliverable pitches to meet identified G&T need. These sites will be allocated in Mansfield’s Gypsy and Traveller Site Allocations Development Plan Document.
- 3.10 The Bassetlaw Gypsy and Traveller Accommodation Needs Assessment undertaken by RRR Consultancy Ltd (November 2019) and an update (November 2021) states that the district has a requirement for 42 permanent pitches during the plan period up to 2038, with 21 pitches required 2020-2029 and a further 21 pitches by 2038. The Bassetlaw Local Plan allocates sufficient land to meet the permanent accommodation needs of gypsy and travellers in Bassetlaw for the first five years of the Local Plan. A criteria based policy will address the identified need for the remainder of the Plan period, up to 2038. The Assessment identifies no need for sites for Travelling Showpeople over the plan period.
- 3.11 Bassetlaw District Council is intending to develop and adopt a negotiated stopping protocol that will manage unauthorised gypsy and traveller encampments appropriately. Bassetlaw District Council will liaise with Mansfield District Council in the drafting of the Protocol and will share outcomes upon completion of the document.

The parties have agreed that:

- 3.12 Both parties are able to meet their own needs for Gypsy & Traveller Accommodation.

- 3.13 Bassetlaw District Council agrees to liaise with Mansfield District Council in the drafting of a Negotiated Stopping Protocol for managing unauthorised Gypsy and Traveller encampments in Bassetlaw District. On completion, Bassetlaw District Council agrees to provide Mansfield District Council with a copy of the Protocol.

Proposed development of the former Welbeck Colliery Site for residential and employment development

- 3.14 The former Welbeck Colliery Site is wholly within the District of Bassetlaw but abuts the boundary of Mansfield District. Planning permission was granted for employment development and 65 dwellings on a 29 hectare site (Bassetlaw DC ref: 15/01037/FUL) in August 2016.
- 3.15 Part of the Welbeck Colliery site is identified in the Bassetlaw Local Plan as a general employment allocation (Policy ST7, Site ref. EM004, covering 3 hectares).

The parties have agreed that:

- The approved scheme is an appropriate solution for the re-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 and addressed through any revisions to the planning permission and/or through additional planning applications.
- The employment component of the approved development will help to provide employment opportunities to residents of both Mansfield and Bassetlaw Districts.

A60 transport issues

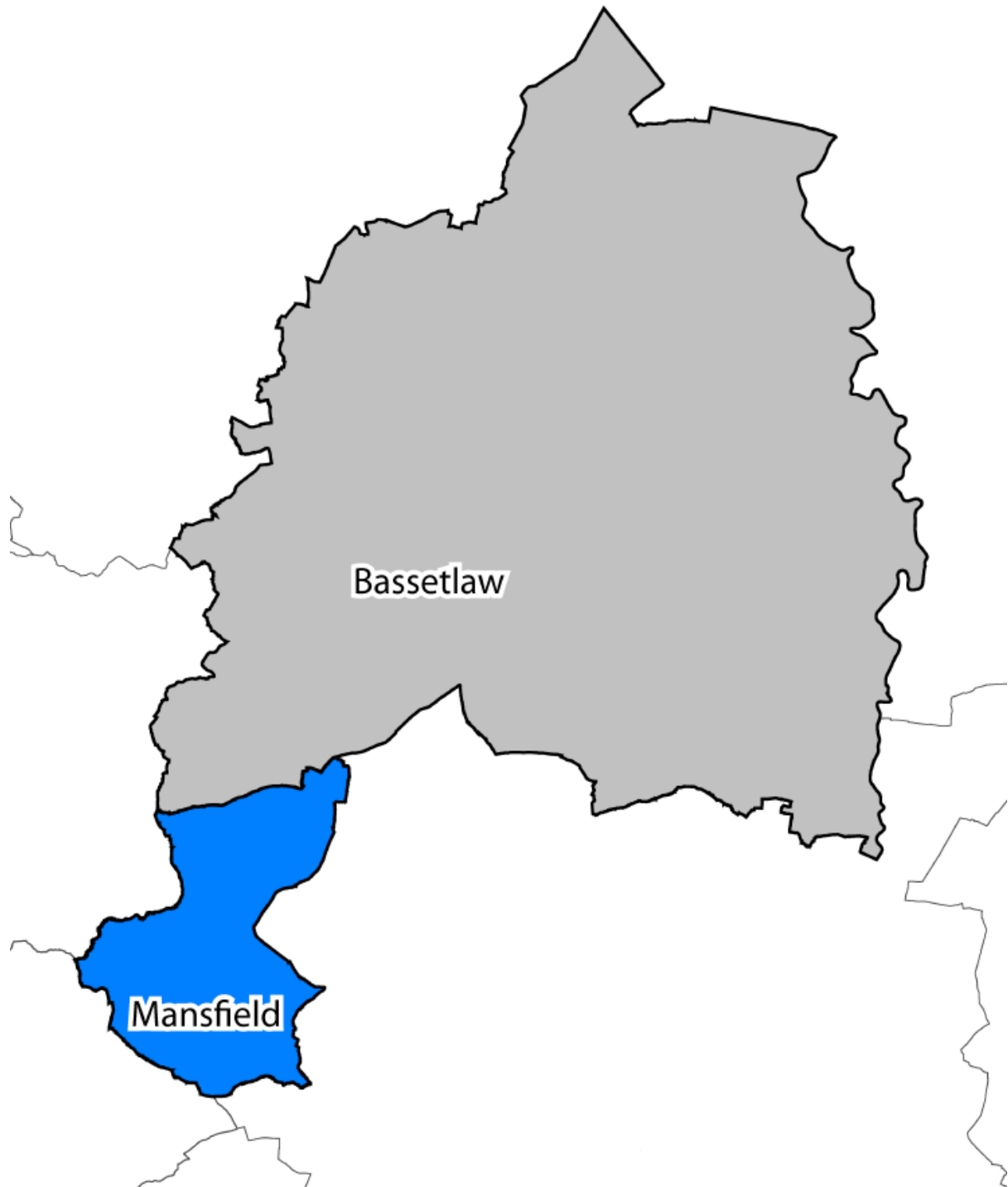
- 3.16 The A60 is a classified road that links Loughborough (Leicestershire) and Doncaster (South Yorkshire) and traverses the Districts of Mansfield and Bassetlaw. The growth proposed in both Mansfield and Bassetlaw Districts have the potential to increase vehicular movements on the A60.
- 3.17 Mansfield and Bassetlaw District Councils have carried out transport modelling to inform their Local Plans in order to understand the impacts of proposed growth identified in their respective Local Plans on the strategic and local highways network. Both Councils transport evidence has not identified any severe harm to the A60 between Bassetlaw and Mansfield arising from growth proposed in either the adopted Mansfield Local Plan or the emerging Bassetlaw Local Plan.

3.18 The findings of transport modelling have been shared and accepted by Nottinghamshire County Council (the Local Highway Authority).

The parties have agreed that:

- With the exception of Welbeck Colliery, the Bassetlaw Local Plan is not allocating sites for development on the southern section of the A60 (adjoining Mansfield District);
- Transport evidence has not identified any severe harm to the A60 between Bassetlaw and Mansfield arising from growth proposed in Bassetlaw Local Plan;
- The Bassetlaw Local Plan and Infrastructure Delivery Plan will identify appropriate mitigation considered necessary to address the identified impacts from Local Plan growth on the highways network, delivery mechanisms and funding.

Map of Strategic area



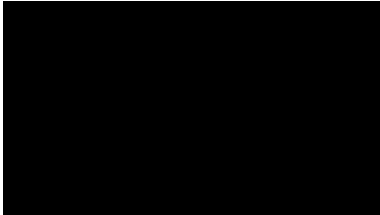
AGREEMENT

Signed on behalf of Mansfield District Council



Martyn Saxton

Head of Planning & Regeneration Dated: 9th May 2022



Signed on behalf of Bassetlaw District Council

Councillor Jo White

Deputy Leader and Portfolio Holder for Regeneration for Bassetlaw District Council

Dated: