

Statement of Common Ground between Bassetlaw District Council and Newark and Sherwood District Council

**STATEMENT OF COMMON GROUND**

**BASSETLAW DISTRICT COUNCIL**

**NEWARK AND SHERWOOD DISTRICT COUNCIL**

**June 2022**

Statement of Common Ground between Bassetlaw District Council and Newark and Sherwood District Council

**Parties:**

**Bassetlaw District Council**

**Newark and Sherwood District Council**

## **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 and Newark and Sherwood District Council. The Authorities are neighbouring Planning Authorities with strategic planning matters that cross the administrative boundaries of the respective authorities.
- 1.2 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.
- 1.3 The Duty to Cooperate was established in the Localism Act 2011. The Duty to Cooperate requires all Local Planning Authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis in relation to cross-boundary issues.
- 1.4 The Statement sets out the confirmed points of agreement between the parties with regard to strategic planning matters arising from planning policy proposals in the Bassetlaw Local Plan, specifically:
- Bassetlaw Local Plan Spatial Strategy
  - Housing delivery
  - Gypsy & Traveller need
  - Apleyhead Employment Allocation
  - High Marnham Energy Hub
  - Bassetlaw Garden Village
  - Recreational Impact Assessment (RIA) – and proposed Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)

## **2. Background and Governance**

- 2.1 Newark and Sherwood District Council and Bassetlaw District Council 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 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. A number of meetings have been held since 2015 in relation to Newark and Sherwood's Publication Amended Core Strategy DPD (2017) and Plan review and in relation the emerging Bassetlaw District Council Local Plan as part of the Duty to Co-operate requirements.

- 2.3 Newark and Sherwood's amended Core Strategy DPD, adopted in March 2019, is the Council's Local Plan Strategy up to 2033. The Council's Allocations and Development Management Development Plan Document (DPD) forms part of the district's Local Development Framework (LDF) and was adopted by full council on the 16 July 2013. It is currently under review with publication of a Draft Plan anticipated in summer 2022.
- 2.4 Bassetlaw District Council has worked closely with Newark and Sherwood District Council on several key issues, including gypsy and traveler accommodation need, and the impact of development on Birklands and Bilhaugh SAC, Clumber Park SSSI, and Sherwood Forest National Nature Reserve.
- 2.5 This Statement of Common Ground reflects the agreed position between Newark and Sherwood District Council and Bassetlaw District Council and will be updated as and when required.

### **3. Areas of Common Ground**

#### Spatial Strategy

- 3.1 Bassetlaw District Council has shared the Spatial Strategy with Newark and Sherwood District Council at key stages of the plan and they have provided comments during the formal consultation. Both Councils have confirmed that they will meet their objectively assessed need for development and that there is no requirement for neighbouring authorities to meet any identified need.

#### Housing need

- 3.2 Newark and Sherwood and Bassetlaw Districts are within different Housing Market Areas (HMA). Newark and Sherwood District is within the Nottingham Outer HMA<sup>1</sup>, which includes Ashfield and Mansfield Districts. Bassetlaw District falls within the North Derbyshire and Bassetlaw HMA<sup>2</sup>, this includes North East Derbyshire, and Bolsover Districts, and Chesterfield Borough.
- 3.3 The Bassetlaw Submission Local Plan (March 2022) sets out a requirement for 582 homes per annum over the Plan period and this will be met within the

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

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

district boundary by 2038. Bassetlaw District Council is not proposing to accommodate any neighbouring authorities' needs. Newark and Sherwood District Council are proposing to meet their own housing needs.

- 3.4 The housing requirement is 582 dwellings per annum in the Submission Local Plan (10,476 dwellings by 2038). This requirement is based on the results of the Bassetlaw Housing and Economic Needs Assessment Addendum (2022).
- 3.5 The minimum number of homes needed in Bassetlaw, based on the NPPF Standard methodology, is for some 288<sup>3</sup> homes per year. For Newark and Sherwood District Council, the total number of dwellings allocated by the District Council between 2013 and 2033 in the Sub-Regional Centre, Service Centres and Principal Villages is 8806. At March 2017, the residual requirement was 3453 dwellings.

The parties agree that:

- 3.6 It is appropriate for Bassetlaw District Council to use the Standardised Methodology contained in the NPPF as a baseline for determining the housing requirement for the district. The annual housing requirement for Bassetlaw is proposed to be 582 in the submission Local Plan (March 2022). Newark and Sherwood's annual housing requirement is for the 20 year Plan period which runs from 2013 to 2033, which is based on a transitional arrangement. This is equivalent to 454 dwellings per annum.
- 3.7 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.

#### Gypsy and Traveller (G&T) Accommodation Need

- 3.8 The requirement for Gypsy & Traveller accommodation in Bassetlaw District is 42 pitches during their plan period up to 2038.
- 3.9 Bassetlaw District Council, in consultation with Newark and Sherwood District Council, undertook a Gypsy and Traveller Need Assessment<sup>4</sup> in 2019. Evidence did not show a requirement for provision for Travelling Showpeople. Bassetlaw District Council is currently developing a protocol for the temporary siting of negotiated stopping with neighbouring authorities Gypsy and

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<sup>3</sup> 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 7<sup>th</sup> December 2018).

<sup>4</sup> Bassetlaw Gypsy and Traveller Accommodation Needs Assessment, RRR, 2019

Traveller community. It is expected that any need for temporary stopping points within Bassetlaw can be accommodated within the district boundary.

- 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 The evidence in the Needs Assessment identified a list of deliverable allocations, as set out in Policy ST32. The evidence shows that all the needs can be met by extensions to the existing sites and/or by formalising the current arrangements on sites owned by Gypsies and Travellers.
- 3.12 The parties have agreed that both districts are able to meet their own needs in full for Gypsy & Traveller Accommodation with no dependence on neighbouring areas.

#### Economic Growth and Apleyhead Strategic Employment Allocation

- 3.13 Bassetlaw DC is proposing to fully meet the district's job needs and employment land requirements to 2038. Bassetlaw district is increasingly being seen as an important location for the development of the logistics sector along the A1 and A57. This is supported in the D2N2 Growth & Recovery Strategy and D2N2 Strategic Economic Plan with the increasing prominence of the A1 and A57 corridors and the availability of land for employment purposes.
- 3.14 Policy ST7 of the Bassetlaw Local Plan proposes to allocate approximately 118.7Ha of land for a strategic employment site at Apleyhead Junction on the A1 and A57, to the east and south of Worksop. The proposed employment uses are Class B8 to meet large scale logistics needs by 2038. This is based on the results of the Bassetlaw A1 Corridor Logistics Assessment undertaken by Icen Projects (August 2021).
- 3.15 In response to a request from Sheffield City Region MCA, Bassetlaw District Council is undertaking an assessment of Logistics on the A1 corridor of the district. Bassetlaw District Council agree to share the results of the Logistics Study with Newark and Sherwood upon completion.

### High Marnham

- 3.16 Bassetlaw has consulted and liaised with Newark and Sherwood District Council regarding proposals for the Former High Marnham Power Station. Bassetlaw Local Plan although it no longer proposes to allocate the site, is promoting it as an energy generation site rather than an employment allocation.
- 3.17 Newark and Sherwood District Council has not raised any objections to the site uses.

### Bassetlaw Garden Village

- 3.18 Bassetlaw District Council has consulted and liaised with Newark and Sherwood District Council regarding proposals for Bassetlaw Garden Village. Bassetlaw Submission Local Plan (March 2022) proposed to allocate the site at Morton for 4000 new homes new employment, a local centre, a railway station and other associated infrastructure. Newark and Sherwood District Council did not raised any objections to Bassetlaw Garden Village.
- 3.19 In March 2022, one of the two land owners of the Garden Village has withdrawn their land from the Local Plan process. As such, the Garden Village no longer features as an allocation within the draft Bassetlaw Local Plan. It is expected that the housing need as identified within the Addendum Document (January 2022), can be met through existing provision and allocations, and as such, no additional sites are required to be allocated going forward. This amendment has been acknowledged by Newark and Sherwood District Council.

### Recreational Impact Assessment (RIA) – and proposed Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)

- 3.20 Bassetlaw contains a large number of nationally designated sites recognised for their biodiversity and geodiversity importance; this includes National Nature Reserves, SSSIs and ancient woodland. There is also a site in neighbouring Newark and Sherwood District; Birklands and Bilhaugh SAC, which has international importance. The Habitats Regulation Assessment sets out these protected sites and makes recommendations regarding mitigation measures to ensure that they are protected. The Sherwood Forest ppSPA was assessed as part of the HRA. The HRA concluded that there would be no adverse effects on integrity of any European site as a result of the Local Plan.
- 3.21 In response to concerns raised by Natural England about the impact that the Garden Village will have on these important sites, Bassetlaw District Council

and Newark and Sherwood District Council jointly commissioned Recreational Impact Assessments for the Clumber Park SSSI and Birklands and Bilhaugh SAC. This was undertaken by consultants; Footprint Ecology.

- 3.22 The RIAs were commissioned to assess the potential impact of recreational pressure on Clumber Park SSSI, Birklands & Bilhaugh SAC and Sherwood Forest NNR from the housing allocations within Bassetlaw and Newark & Sherwood (alone and in-combination). The study made recommendations for mitigation and monitoring which are proportional to potential impacts to inform policy development in both the Bassetlaw Local Plan and Newark and Sherwood Local Plan and any other authorities whom are considered to potentially impact the sites with future development.
- 3.23 The Addendum Local Plan (January 2022) set out requirements for a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) to address the identified recreational impacts at Clumber Park. It was acknowledged that a strategic solution would be required to agree and implement the required mitigation as set out within the RIA. This strategic solution was proposed to be led by Natural England. Natural England confirmed that they did not require a finalised RAMS to be produced in the short term, however an 'interim plan' was required prior to the adoption of the Bassetlaw Local Plan. The interim plan was expected to set out proposed solutions and the implementation timescales.
- 3.24 Following the withdrawal of the Garden Village, Natural England subsequently advised that as Clumber Park is a SSSI (rather than a European site) a strategic solution would be hard to justify as recommended within the Clumber Park SSSI RIA (noting that the Garden Village was the main driver). To establish the potential recreation impact on all SSSIs from the Bassetlaw Local Plan allocations, sites of 50 units or more, that fall within an 'Impact Risk Zone' will now be required to provide bespoke mitigation on a site by site basis which is to be agreed at the planning application stage.
- 3.25 The two RIAs commissioned are still considered to be useful evidence, and so will be published as background evidence to support the Bassetlaw Local Plan. They set out a technical understanding of how these areas are currently used.
- 3.26 Both Parties agree that the Submission Local Plan (March 2022) appropriately considers environmental impacts of the plan and is therefore sound.

#### **4. Outstanding Areas of Disagreement**

- 4.1 There are no areas of outstanding disagreement between the Parties.



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## **AGREEMENT**

**Signed on behalf of Newark and Sherwood District Council**



**Director of Planning & Growth**

**Dated: 10 June 2022**

**Signed on behalf of Bassetlaw District Council**



**Councillor Jo White**

**Portfolio Holder for Regeneration and Deputy Leader of Bassetlaw District Council**

**Dated: 27 June 2022**