

STATEMENT OF COMMON GROUND

BASSETLAW DISTRICT COUNCIL

DONCASTER METROPOLITAN BOROUGH COUNCIL

DATE: June 2022

Parties:

Bassetlaw District Council

Doncaster Metropolitan Borough 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 (DC) and Doncaster Metropolitan Borough Council (MBC). The Authorities are neighbouring Planning Authorities with strategic planning matters that cross the administrative boundaries of the respective authorities. Doncaster MBC is also a constituent member of the Sheffield City Region Mayoral Combined Authority (MCA). Bassetlaw DC is a non-constituent member of the MCA.
- 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.
- 1.3 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.
- 1.4 The Statement sets out the confirmed points of agreement or otherwise between the parties with regard to strategic planning matters arising from planning policy proposals in the Bassetlaw Local Plan, specifically:
 - Spatial Strategy
 - Housing Need
 - Economic Growth
 - Apleyhead Junction Strategic Employment site allocation
 - Local Highway Network
 - Air Pollution

2. Background and Governance

- 2.1 Bassetlaw DC and Doncaster MBC 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 local authority area 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 Doncaster Council's adopted Local Plan and in relation to the

Bassetlaw Local Plan 2020-2038: Publication Version as part of the Duty to Co-operate requirements. The Doncaster Local Plan was adopted in September 2021, with the Statement of Common Ground signed by Bassetlaw DC in February 2020¹, following discussions relating to cross-border and strategic matters between the two parties.

- 2.3 Bassetlaw DC signed a Statement of Common Ground with the South Yorkshire MCA and its constituent and non constituent members in 2020, following discussions relating to cross-boundary and strategic matters between all parties.
- 2.4 Representations were submitted by Doncaster Council to all 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.
- 2.5 This Statement of Common Ground reflects the current position between Bassetlaw DC and Doncaster MBC, and aligns with both the Doncaster SOCG 2020 and the South Yorkshire MCA SOCG 2020 referred to in paragraphs 2.2 and 2.3 above. It will be updated as and when required.
- 2.6 Bassetlaw DC and Doncaster MBC meet every two months at Sheffield City Region MCA Heads of Planning meetings and quarterly at Planning Policy Managers meetings. Both Councils also liaise on specific cross boundary issues when required throughout the year.
- 2.7 Bassetlaw DC and Doncaster MBC will continue to meet to discuss cross boundary 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

Spatial Strategy

- 3.1 The Bassetlaw Spatial Strategy relating to the distribution of growth is set out in the Bassetlaw Local Plan Policy ST1. Doncaster MBC have expressed support for the spatial strategy as set out in the Publication Version of the Bassetlaw Local Plan.

Agreement 1: Bassetlaw's Spatial Strategy

¹ Doncaster MBC Statement of Common Ground, updated August 2020

Bassetlaw District Council agrees to continue to engage with Doncaster Metropolitan Borough Council regarding the Spatial Strategy of the Bassetlaw Local Plan. Any proposed amendments and relating evidence will be shared with Doncaster Metropolitan Borough Council.

Housing Need and Delivery

- 3.2 Doncaster MBC and Bassetlaw DC are within different Housing Market Areas (HMA). Bassetlaw DC sits within the North Derbyshire and Bassetlaw HMA, whereas Doncaster is largely a single housing market area with a relationship to Sheffield City Region on a sub-regional level. North Derbyshire and Bassetlaw HMA Authorities consist of North East Derbyshire District Council, Chesterfield Borough Council, and Bolsover District Council, all of whom are non-constituent members of Sheffield City Region MCA. All are signatories to the South Yorkshire MCA SOCG 2020.
- 3.3 The Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum sets out a requirement for 582 homes per annum over the Plan period, up to 2038 (10,476 dwellings from 2020 to 2038). This will be fully met within the district boundary. This requirement is based on the results of the Bassetlaw Housing and Economic Needs Assessment Addendum (2022) . Bassetlaw DC has not agreed to accommodate any neighbouring authorities' housing development needs.
- 3.4 The Doncaster Local Plan proposes to fully meet the Borough's objectively assessed needs to 2035; the housing requirements set out in the Doncaster Council Local Plan is for a minimum of 920 dwellings per annum which will be met in full within the borough boundary within the remainder of the Plan period 2018-2035 (a minimum of 15,640 new dwellings overall from 2018 - 2035).
- 3.5 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.
- 3.6 The Doncaster Local Plan proposes to maintain a five year supply of sites for Gypsy and Travellers and Travelling Showpeople over the plan period to 2035. The need will be met in full in the borough boundary.

- 3.7 Doncaster’s Statement of Common Ground, 2020² sets out the position as regards housing need and confirms that it is not appropriate for Bassetlaw DC to make provision for housing needs for an authority within a separate housing market area.

Agreement 2: Housing Need & Delivery

- a) The Bassetlaw Local Plan proposes to fully meet the District’s housing needs to 2038 and is not proposing to accommodate any neighbouring authorities’ needs.
- b) The Doncaster Local Plan will fully meet the borough’s housing needs to 2035 and is not accommodating any neighbouring authorities needs
- c) Both Councils agree to continue to share evidence and information including updates to the Infrastructure Delivery Plan to ensure that adequate infrastructure is provided to meet the scale and location of housing need. Work will continue with neighbouring authorities, the South Yorkshire MCA/LEP and Nottinghamshire County Council on potential cross boundary issues such as traffic impacts and mitigation

Economic Growth

- 3.8 The Bassetlaw Local Plan 2020-2037: Publication Version is proposing to meet the district’s general employment needs (196ha) 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 Addendum undertaken by Icen Projects (May 2022). Discussions and consultation on the Local Plan with Doncaster MBC, the South Yorkshire MCA/LEP, and the D2N2 LEP so far have not raised any concern relating to general employment needs, potential allocations and their associated infrastructure delivery.
- 3.9 In addition, the Bassetlaw Local Plan 2020-2038: Publication Version proposes to allocate 118.7 hectares of land at Apleyhead on the junction of the A1 and A57, to the east of Worksop. The proposed employment use is Class B8 to meet the needs for large scale sub-regional and regional logistics in the plan period (100,000 sqft (9,000 sqm) and above (ranging to 1,000,000 sqft or more) rather than final mile distribution).
- 3.10 The length of the A1 and A57 within Bassetlaw district is seen by the property market as an important location for the development of the logistics sector. This is evidenced by the Bassetlaw A1 Corridor Logistics Assessment undertaken by Icen Projects Limited (August 2021) and the Bassetlaw Housing and

² Doncaster MBC Statement of Common Ground, February 2020

Economic Needs Assessment undertaken by G L Hearn (November 2020). Bassetlaw DC and the D2N2 LEP also consider the site will support the delivery of D2N2 LEP Recovery and Growth Strategy 2021 including the development of growth sectors, such as digital adoption for logistics.

- 3.11 The Bassetlaw Local Plan proposes to meet the housing requirement generated by the additional jobs identified for Apleyhead (up to 3856 jobs) in the District by 2038.
- 3.12 In May 2020, Bassetlaw DC and the constituent and non constituent members of the South Yorkshire MCA agreed the Sheffield City Region Strategic Employment Land Appraisal. This recognised the need for the SCR authorities to collaborate on strategic B Class needs including the potential for further land supply in Bassetlaw where strategic B8 needs could be met, and where the authority can make the most of their strategic road connectivity whilst reducing the pressure for B8 use in other parts of the city region where other employment uses may be attracted.
- 3.13 To align the Bassetlaw Local Plan with the Sheffield City Region Strategic Employment Land Appraisal 2020, Bassetlaw DC commissioned the Bassetlaw A1 Corridor Logistics Assessment 2021. The approach to be taken was discussed with members of the South Yorkshire MCA, and the brief for the Assessment was shared for comment with the South Yorkshire MCA and South Yorkshire Authorities including Doncaster MBC. The draft report was discussed at a meeting with the South Yorkshire Authorities in July 2021 and the proposed Publication policy approach shared for comment. The responses informed the Publication Version of Local Plan Policy ST7.
- 3.14 The Bassetlaw A1 Corridor Logistics Assessment 2021 identifies a logistics property market area stretching north-south from south Barnsley to south Nottinghamshire and east-west from the western side of the M1 corridor to North Kesteven and South Kesteven in Lincolnshire. This includes a well-defined impact area of the A1, including the length of the A1 corridor in Bassetlaw District, and the southern part of the A1 corridor within the Doncaster boundary. This aligns with the findings of the Sheffield City Region SELA 2020.
- 3.15 The Assessment and the 2022 Addendum finds that even with the significant logistics supply in Doncaster MBC, 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 Assessment concludes that the National Planning Policy Framework 2021 expects Local Plans to plan for 15 years or more (the Bassetlaw Local Plan covers the period 2020- 2038); there is likely to be insufficient supply for sub-regional/regional logistics in the property market area overall. On that basis the assessment states that Apleyhead appears to make an important contribution to the overall need within the property market area for large scale logistics.

- 3.16 In response Doncaster MBC welcomed the chance to comment on the Study and recognised that it assists in meeting the duty to cooperate. Doncaster MBC broadly supported the findings of the report and acknowledged that it will assist Bassetlaw DC in justifying the requirement for Apleyhead as a strategic employment site.
- 3.17 Bassetlaw DC agrees to continue to ensure that the South Yorkshire Authorities, including Doncaster MBC are aware of future developments relating to the proposed Apleyhead Strategic Employment site allocation, and that the site will provide significant economic benefits to the Sheffield City Region, including Doncaster MBC and does not adversely impact the delivery of their economic strategies.
- 3.18 The Bassetlaw Local Plan and the Infrastructure Delivery Plan May 2022 sets out the infrastructure needed to deliver the proposed employment allocations. Bassetlaw DC will continue to liaise with Doncaster MBC in relation to infrastructure, particularly highways infrastructure relating to new development proposed through the Bassetlaw Local Plan.

Agreement 3. Bassetlaw Employment Land Supply, Apleyhead Strategic Employment Site Allocation, and Infrastructure Delivery

- a) Bassetlaw District Council agrees to fully meet the district's general employment job/ land requirements to 2038.
- b) Bassetlaw District Council agrees to deliver sufficient housing to fully support the additional jobs generated as a result of the proposed Apleyhead strategic employment site allocation.
- c) Bassetlaw District Council and Doncaster Metropolitan Borough Council agree that the proposed strategic employment allocation at Apleyhead supports the delivery of the D2N2 LEP's Strategic Economic Plan.
- d) The Bassetlaw A1 Corridor Logistics Assessment 2021 appropriately evidences the need for a sub-regional/regional logistics site for large scale logistics at Apleyhead on the A1 corridor within Bassetlaw District.
- e) Bassetlaw District Council and Doncaster Metropolitan Borough Council agree that Apleyhead is required to meet a sub-regional/regional need for large scale logistics in the property market area over the next 15 years (up to 2038).
- f) Bassetlaw District Council agrees to continue to work with Doncaster Metropolitan Borough Council to ensure that the Apleyhead Strategic Employment site allocation generates no adverse impact upon the economic

strategies of Doncaster borough, the South Yorkshire authorities and the South Yorkshire MCA/LEP.

- f) Bassetlaw District Council agrees to continue to share evidence and information, including updates to the Infrastructure Delivery Plan to ensure that adequate infrastructure is provided to support the employment allocations including the strategic employment site at Apleyhead

Local Highway Network

- 3.19 Harworth & Bircotes sits within Bassetlaw District in close proximity to the boundary with Doncaster Borough. A key regeneration area, Harworth & Bircotes has seen significant housing and employment growth over recent years.
- 3.20 The Bassetlaw Local Plan 2020-2038: Publication Version does not propose to allocate new land for housing or employment in Harworth & Bircotes. The housing and employment requirements for Harworth & Bircotes will be met by extant commitments.
- 3.21 The Bassetlaw Transport Study 2019, included traffic modelling part funded by Doncaster MBC, assessed the impact of committed development upon the A631 Bawtry/Tickhill corridor in the south of Doncaster borough, and in the north of Bassetlaw District around Harworth & Bircotes.
- 3.22 Bassetlaw DC signed a Statement of Common Ground in 2020 with Doncaster MBC³ in which it was agreed that traffic impact, specifically in Harworth & Bircotes, Bawtry and Tickhill was a cross boundary/strategic issue and that both authorities would continue to actively work together to investigate how required mitigation relating to extant planning permissions will be delivered, including considering the use of developer contributions and sources of external funding.
- 3.23 Ongoing discussions between Bassetlaw DC and Doncaster MBC will continue through the development management process to ensure that the potential cross boundary/strategic impacts on the local highway network as a result of committed development in Harworth & Bircotes are delivered and funded appropriately.
- 3.24 In terms of highways infrastructure, the primary role of the Bassetlaw Local Plan is to evidence the infrastructure required to deliver the Local Plan growth. In response to the Local Plan consultation in November 2020, Doncaster MBC have highlighted the importance of referencing the potential impacts of traffic generated by committed development in Harworth & Bircotes upon Bawtry in

³ Doncaster MBC Statement of Common Ground, February 2020

particular. Bassetlaw DC will continue to liaise with Doncaster MBC to ensure the potential impacts are addressed appropriately in the Local Plan.

Agreement 4: Bassetlaw's Highway Network

- a) Bassetlaw District Council and Doncaster Metropolitan Borough Council agree that the Bassetlaw Local Plan 2020-2038: Publication Version identifies no site allocations in Harworth & Bircotes, and therefore all potential highways impacts relate to extant planning permissions
- b) Bassetlaw District Council will continue to liaise and work closely with Doncaster Metropolitan Borough Council, South Yorkshire MCA and Nottinghamshire County Council through the development management process to ensure the required mitigation relating to extant planning permissions is delivered and funded.
- c) Bassetlaw District Council will liaise with Doncaster Metropolitan Borough Council to consider an appropriate approach to reflect potential highways impacts in Bawtry and Tickhill in the Bassetlaw Local Plan.

Air Quality

- 3.25 There are potential cross boundary issues relating to the local highway network associated with planning permissions at Harworth & Bircotes and the impact these may have upon air quality in Bawtry. The section on the Local Highways Network explains in more detail how the issues are to be resolved.

Agreement 5: Air Quality

- a) Bassetlaw District Council will continue to liaise and work with Doncaster Metropolitan Borough Council to ensure that any required mitigation relating to the impact upon the local highways network from extant planning permissions in Harworth & Bircotes is delivered and funded.

4. Outstanding Areas of Disagreement

- 4.1 There are no outstanding areas of disagreement.

AGREEMENT

Signed on behalf of Bassetlaw District Council



Councillor Jo White

Portfolio Holder for Regeneration and Deputy Leader of Bassetlaw District Council

Dated: 6 July 2022

Signed on behalf of Doncaster Metropolitan Borough Council



Cllr Nigel Ball, Cabinet Member for Public Health, Leisure, Culture and Planning

Dated: 27th June 2022