

**STATEMENT OF COMMON GROUND
BASSETLAW DISTRICT COUNCIL**

**DHL
NOVEMBER 2022**

1.0 Introduction

- 1.1 This Statement of Common Ground (SoCG) has been produced in order to confirm deliverability in respect of site allocation EM008a, known as the Former Bevercotes Colliery in the submitted Bassetlaw Local Plan 2020-2038.
- 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 this statement of common ground.
- 1.3 The Statement sets out the confirmed points of agreement between the parties consisting of Bassetlaw District Council (DC) and DHL Real Estate Solutions (DHL). A site location plan is attached at Appendix 1.
- 1.4 Bassetlaw DC is the local planning authority responsible for preparing an up-to-date local plan for the administrative area of Bassetlaw District.
- 1.5 DHL (have a controlling interest in the land) is leading the delivery of an employment scheme at the Former Bevercotes Colliery, utilising the extant planning consent (see para 1.6 below).
- 1.6 Site EM008a is allocated by Policy ST7 in the submitted Bassetlaw Local Plan for approximately 43ha of employment land and associated infrastructure in this plan period from 2020-2038. The site has extant planning consent (references 09/05/00002, 17/01108/NMA) for B8 use. DHL indicate that up to 4 units are expected to be delivered on site.
- 1.7 This SoCG reflects the current position between Bassetlaw DC and DHL.

2.0 Areas of Common Ground

- 2.1 Bassetlaw DC and DHL agree to continue to work positively and proactively with relevant statutory consultees to ensure that the comprehensive development of the Former Bevercotes Colliery is brought forward in accordance with the above planning permissions.
- 2.2 The site is in single ownership. DHL have entered into a development agreement to bring forward the site.
- 2.3 BDC confirm that planning permission 09/05/00002 was implemented in 2017.
- 2.4 DHL confirm that the employment land sits within a wider land parcel, and that the woodland that sits outside the consented development envelope will be protected and enhanced in accordance with the principles of the extant planning permission.

- 2.5 Both parties agree that the employment uses on the Former Bevercotes Colliery are expected to support approximately 2600 full time equivalent jobs by 2038.
- 2.6 The planning permission requires works to be undertaken to improve the capacity of the Twyford Junction on the A1. DHL indicate that an in principle agreement with National Highways is in place. Formal agreement is expected in 2023/2024.
- 2.7 DHL anticipate that site clearance and enabling works are expected to commence in 2024/2025, with construction of the first unit taking place in 2025/2026. First occupation is identified in 2026/2027. Subsequent construction/occupation of the remaining three units will respond to the needs of the market over the plan period.

AGREEMENT

Signed on behalf of Bassetlaw District Council



Councillor Jo White

Portfolio Holder for Regeneration and Deputy Leader of Bassetlaw District Council

Dated:

Signed on behalf of DHL



G. J. OSBORN

Dated: 2/11/22

APPENDIX 1: SITE LOCATION PLAN

