

STATEMENT OF COMMON GROUND
BASSETLAW DISTRICT COUNCIL
MULBERRY DEVELOPMENTS
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 EM007, known as Snape Lane 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 Mulberry Developments. 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 Mulberry Developments is promoting the delivery of an employment site at Snape Lane.
- 1.6 Site EM007 is allocated by Policy ST7 in the submitted Bassetlaw Local Plan for approximately 81.2ha and associated infrastructure. Of this Mulberry Developments indicate the developable area is 65.6ha of employment land. The site has planning consent (references 15/00971/OUT, 19/00866/VOC, 21/00734/RES and 21/00735/RES) for B1, B2 and B8 uses.
- 1.7 This SoCG reflects the current position between Bassetlaw DC and Mulberry Developments.

2.0 Areas of Common Ground

- 2.1 Bassetlaw DC and Mulberry Developments agree to continue to work positively and proactively with relevant statutory consultees to ensure that the comprehensive development of Snape Lane is brought forward in accordance with the above planning permissions.
- 2.2 The site commenced in 2021. Units 1 and 2 are complete and expected to be operational by Eddie Stobart's in January 2023. Mulberry Developments have submitted planning applications to proceed with Units 3 and 4; one unit is expected to commence before the third quarter of 2023. Mulberry Developments expect the other unit as well as the final stage of the site (known as Zone 3) to come forward in response to market demand over the plan period.
- 2.3 Both parties agree that the employment uses on Snape Lane are expected to support approximately 2100 full time equivalent jobs by 2038.

2.4 Mulberry Developments confirm that the infrastructure works to enable delivery of the site have been completed.

AGREEMENT

Signed on behalf of Bassetlaw District Council

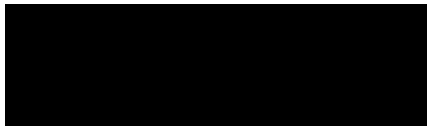


Councillor Jo White

Portfolio Holder for Regeneration and Deputy Leader of Bassetlaw District Council

Dated: 10/11/2022

Signed on behalf of Mulberry Developments



Dated: 7/11/2022

APPENDIX 1: SITE LOCATION PLAN

EM007 Snape Lane

