

STATEMENT OF COMMON GROUND

BASSETLAW DISTRICT COUNCIL

LAING O'ROURKE

OCTOBER 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 EM003, known as the Centre of Excellence for Modern Construction 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 Laing O'Rourke. 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 Laing O'Rourke (which controls the site and has developed and operates the existing factory and associated operations on site) is promoting the delivery of an employment site at the Centre of Excellence for Modern Construction.
- 1.6 Site EM003 is allocated by Policy ST7 in the submitted Bassetlaw Local Plan for approximately 16.0ha of employment land and associated infrastructure in this plan period from 2020-2038. The site has planning consent (references 14/00987/FUL, 18/00048/FUL, and 18/00419/FUL) for B1, B2 and B8 uses.
- 1.7 This SoCG reflects the current position between Bassetlaw DC and Laing O'Rourke.

2.0 Areas of Common Ground

- 2.1 Bassetlaw DC and Laing O'Rourke agree to continue to work positively and proactively with relevant statutory consultees to ensure that the comprehensive development of the Centre of Excellence for Modern Construction is progressed, taking into account economic conditions and Laing O'Rourke's client demand.
- 2.2 The latest substantive phase of the site delivery commenced in 2018. Laing O'Rourke indicate that a further 16ha is available for development by 2038. Of this, pre-application discussions have commenced to progress a further manufacturing building, service yard and associated development on an area of approximately 2ha in 2022-2023. Laing O'Rourke expect the remainder of the site to come forward in response to their business needs over the plan period.
- 2.3 Both parties expect employment uses on the Centre of Excellence for Modern Construction to support approximately 500 full time equivalent jobs by 2038.

2.4 Laing O'Rourke confirm that the infrastructure works to enable delivery of the site have been completed.

Signed on behalf of Bassetlaw District Council



Councillor Jo White

Portfolio Holder for Regeneration and Deputy Leader of Bassetlaw District Council

Dated: 23 November 2022

Signed on behalf of Laing O'Rourke



Rob Turner

Company Secretary

Dated: 15 November 2022

APPENDIX 1: SITE LOCATION PLAN

EM0003 Centre of Excellence for Construction (Explore Steetley)

