

## 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 EM008b, known as Manton Wood 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 SoCG.
- 1.3 The SoCG 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 (who have a controlling interest in the land) is leading the delivery of Units 2 and 3 at the employment site at Manton Wood.
- 1.6 Site EM008b is allocated by Policy ST7 in the submitted Bassetlaw Local Plan for approximately 24.6ha of employment land and associated infrastructure in this plan period from 2020-2038. The site has planning multiple planning consents (references 18/00737/OUT, 19/00330/RES, 22/00734/RES and 20/00620/FUL. (as amended)) for B1/B2/B8 use.
- 1.7 This SoCG reflects the current position between Bassetlaw DC and DHL.

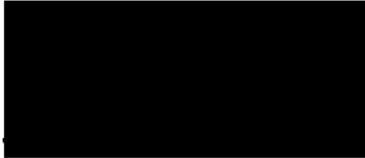
#### 2.0 Areas of Common Ground

- 2.1 Bassetlaw DC and DHL RES agree to continue to work positively and proactively with relevant statutory consultees to ensure that the comprehensive development of Manton Wood is brought forward in accordance with the above planning permissions.
- 2.2 The site ownership is split: an investor owns the Unit 1 land, and DHL owns the remaining undeveloped land within the Site. Bassetlaw DC confirm that planning permission 19/00330/RES for Unit 1 was implemented in 2019 and complete in 2020.
- 2.3 DHL confirm that the employment land contains woodland buffers, and that these areas of woodland on site will be protected in accordance with the provisions of the relevant planning permissions.
- 2.4 Both parties agree that the employment uses at Manton Wood are expected to support approximately 450 full time equivalent jobs by 2038.

2.5 DHL confirm that site clearance and enabling works were undertaken in 2019, with construction of the first unit undertaken in 2019. Occupation of Unit 1 was in 2020. Construction of Units 2 and 3 is anticipated to commence in 2023 and complete in 2025.

AGREEMENT

Signed on behalf of Bassetlaw District Council



Portfolio Holder for Regeneration and Deputy Leader of Bassetlaw District Council

Dated: 23 November 2022

Signed on behalf of DHL



Dated: 15 / 11 / 22 .

# APPENDIX 1: SITE LOCATION PLAN

