

## **STATEMENT OF COMMON GROUND**

### **BASSETLAW DISTRICT COUNCIL**

#### **Hallam Land Management (Hallam)**

**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 EM001, known as Shireoaks Common 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 Hallam Land Management (Hallam). 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 Hallam Land Management Limited are promoting the site on behalf of Messrs Blagg and Thorlby (the landowners) for an employment site at Shireoaks Common.
- 1.6 Site EM001 is allocated by Policy ST7 in the submitted Bassetlaw Local Plan for approximately 26ha of employment land and associated infrastructure in this plan period from 2020-2038.
- 1.7 The application site currently benefits from an extant outline consent (18/00413/OUT) for the development of an 'Employment-led Development of B1/B2/B8 Uses, together with a Pub/Restaurant, Drive-Thru Restaurant and Petrol Filling Station with Ancillary Convenience Store'. The non-employment related uses consented are currently being developed. Associated planning applications are set out in Appendix 2.
- 1.8 This SoCG reflects the current position between Bassetlaw DC and Hallam.

#### **2.0 Areas of Common Ground**

- 2.1 Bassetlaw DC and Hallam agree to continue to work positively and proactively with relevant statutory consultees to ensure that the comprehensive development of Shireoaks Common is brought forward in accordance with the above planning permissions and any permission secured in relation to the forthcoming appeal.
- 2.2 The site is in two ownerships who have agreed to work together to deliver the site alongside Hallam through a development agreement.
- 2.3 The Highway Authority raised no objections to the proposal, subject to conditions and a financial contribution towards off-site highway improvements and the delivery of necessary onsite access infrastructure as identified within the planning permission.

2.4 The most recent planning application (ref: 21/01835/FUL) is also supported by an Economic Benefit Statement which set out the construction and operational impacts as follows:

Construction Impacts

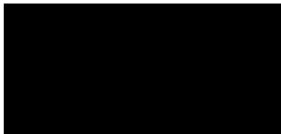
- Direct and indirect construction-related employment:
- The proposed development will support an estimated 371 temporary roles on-site and in the wider economy over the 1-year build programme.
- Contribution of construction phase to economic output:
- An estimated £23.5million of gross value added (GVA) will be generated during the 1-year construction period in current prices.

Operational Impacts

- Gross jobs supported on-site: The proposed development will support up to 720 gross permanent full-time equivalent (FTE) jobs once it is built and occupied.
- Contribution to economic output: The additional GVA attributable to the site once operational and fully occupied is estimated at up to £11.4million per annum.
- Employee wages: The proposed scheme will generate an estimated £20.5million per annum in wages for on-site employees.
- Business rates: It is estimated that annual business rates generated by the scheme could be in the region of £720,000 per annum

AGREEMENT

Signed on behalf of Bassetlaw District Council

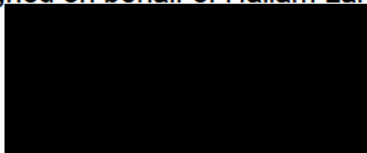


Councillor Jo White

Portfolio Holder for Regeneration and Deputy Leader of Bassetlaw District Council

Dated: 23 November 2022

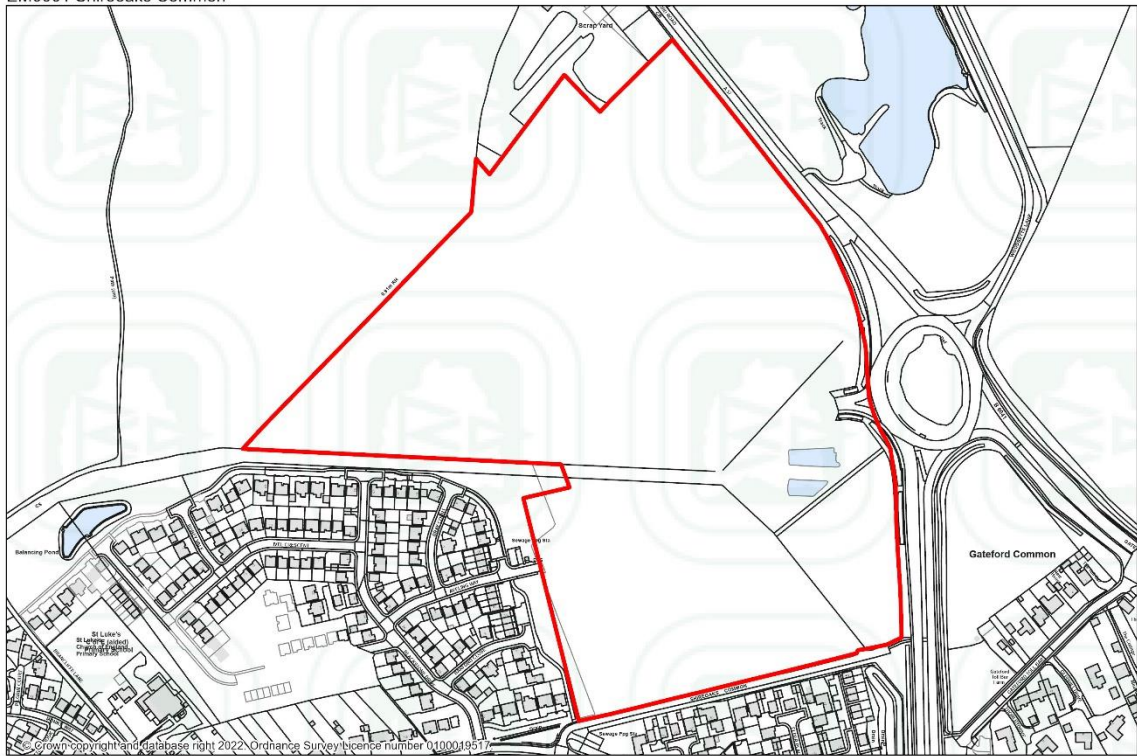
Signed on behalf of Hallam Land Management Limited – Paul Burton (Executive Director)



Dated: 21 November 2022

# APPENDIX 1: SITE LOCATION PLAN

EM0001 Shireoaks Common



## APPENDIX 2: Associated Planning Applications

- 14/00223/OUT - Outline Application for Residential Development of up to 175 Dwellings, 15.4 Hectares of Employment Land for the Erection of Buildings to be Used for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution), Provision of Land for the Expansion of St. Luke's Primary School (0.3 hectares) and New School Pick Up/Drop Off Area Together with Associated Highways Works, Public Open Space, Landscaping, Servicing, Parking and Attenuation Facilities and Construct New Accesses. Granted 18/1/2016
- 17/00205/VOC - Variation of Conditions 1, 2, 3, 11, 14, 15, 16, 18, 19, 20, 21, 22, 23, 25 and 26 of Planning Application 14/00223/OUT - Outline Application for Residential Development of up to 175 Dwellings, 15.4 Hectares of Employment Land for the Erection of Buildings to be Used for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution), Provision of Land for the Expansion of St. Luke's Primary School (0.3 hectares) and New School Pick Up/Drop Off Area Together with Associated Highways Works, Public Open Space, Landscaping, Servicing, Parking and Attenuation Facilities and Construct New Accesses. Granted 26/6/2017
- 17/00271/RES - Reserved Matters Approval sought for All Remaining Reserved Matters for 167 Dwellings, namely Appearance, Landscaping, Layout and Scale. Granted 20/10/2017 18/00413/OUT - Outline Planning Application With Some Matters Reserved (Approval Being Sought for Access) for an Employment-led Development of B1/B2/B8 Uses, Together with a Pub/Restaurant, Drive-Thru Restaurant and Petrol Filling Station with Ancillary Convenience Store. Granted 18/3/2020
- 20/01696/RES - Reserved Matters Application Following Outline P/A 18/00413/OUT Approval Sought for Appearance, Landscaping, Layout and Scale for Erection of Petrol Filling Station with Ancillary Convenience Unit and Associated Car Parking, Service Arrangements, Landscaping, Attenuation Basin and Below Ground Storage and Access Roads. Granted 23/3/2021
- 21/01302/RES - Reserved Matters Application for Realignment of Proposed Spine Road (Part) off A57 Gateford Road Roundabout Following Outline Application 18/00413/OUT. Granted 27/10/2021
- 21/00147/FUL - Erect Drive-Thru Coffee Shop with Associated Access, Parking, Drainage and Landscaping. Erect Drive-Thru Coffee Shop with Associated Access, Parking, Drainage and Landscaping. Granted 18/5/2021
- 21/01835/FUL - Construction of Two Buildings for Employment Purposes (B8) with a Gatehouse, Associated Infrastructure and Soft Landscaping. Refused (contrary to officer recommendation). An appeal against this refusal is currently being prepared.