

**STATEMENT OF COMMON GROUND**

**BASSETLAW DISTRICT COUNCIL**

**BASSETLAW A1 CORRIDOR LOGISTICS ASSESSMENT PROPERTY MARKET  
AREA AUTHORITIES**

**DATE: JUNE 2022**

**Parties:**

**Bassetlaw District Council**

**Amber Valley Borough Council**

**Ashfield District Council**

**Barnsley Metropolitan Borough Council**

**Bolsover District Council**

**Broxtowe Borough Council**

**Chesterfield Borough Council**

**Doncaster Metropolitan Borough Council**

**Erewash Borough Council**

**Gedling Borough Council**

**Mansfield District Council**

**Melton Borough Council**

**Newark & Sherwood District Council**

**North East Derbyshire District Council**

**North Kesteven District Council**

**Nottingham City Council**

**Nottinghamshire County Council**

**Rotherham Metropolitan Borough Council**

**Rushcliffe Borough Council**

**Sheffield City Council**

**South Kesteven District Council**

**West Lindsey District Council**

## **1. Introduction**

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address strategic planning matters between the parties consisting of Bassetlaw District Council (DC) and Amber Valley Borough Council, Ashfield District Council, Barnsley Metropolitan Borough Council, Bolsover District Council, Broxtowe Borough Council, Chesterfield Borough Council, Doncaster Metropolitan Borough Council, Erewash Borough Council, Gedling Borough Council, Mansfield District Council, Newark & Sherwood District Council, North East Derbyshire District Council, Melton Borough Council, North Kesteven District Council, Nottingham City Council, Nottinghamshire County Council, Rotherham Metropolitan Borough Council, Rushcliffe Borough Council, Sheffield City Council, South Kesteven District Council, and West Lindsey District Council, known as the A1 property market area authorities. The authorities are neighbouring planning authorities with strategic planning matters that cross the administrative boundaries of the respective authorities.
- 1.2 In relation to strategic planning matters, section 33A(1) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) indicates that Local Planning Authorities have a duty to cooperate with bodies (or other persons) within subsection (9) and paragraphs (a), (b) and (c) of subsection (1), in section 33A(1) of the PCPA 2004. This approach is also a requirement of national planning policy.
- 1.3 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 cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.
- 1.4 The purpose of this Statement is to set out the confirmed points of agreement, or otherwise, between the parties with regard to strategic planning matters arising from the Bassetlaw Local Plan, specifically:
  - Apleyhead Junction Strategic Employment site allocation (site location plan attached in Appendix 1)

## **2. Background and Governance**

- 2.1 Bassetlaw DC and the A1 property market area authorities are public bodies, and with the exception of Nottinghamshire County Council, are the Local Planning Authorities (LPAs) for their respective administrative areas. They are prescribed bodies for the purposes of the Duty to Co-operate.
- 2.2 The development of the Local Plans for each local authority area has been enhanced by working together to ensure that strategic planning matters are appropriately addressed. A number of meetings have been held with relevant authorities in relation to the Bassetlaw Local Plan 2020-2038: Publication

Version, Addendum (January 2022) and Second Addendum (May 2022) as part of the Duty to Co-operate requirements.

- 2.3 In relation to the Apleyhead Junction site allocation, representations were submitted by Barnsley MBC, Doncaster MBC, Newark & Sherwood DC, Nottinghamshire CC, Rotherham MBC and Sheffield City Council in response to previous consultations for Bassetlaw DC's emerging Local Plan. These have been considered and where appropriate informed the development of subsequent stages of the Plan.
- 2.4 This Statement of Common Ground reflects the current position between Bassetlaw DC and the A1 property market area authorities. It will be updated as and when required.
- 2.5 Bassetlaw DC and the A1 property market area authorities will continue to meet, where appropriate, to discuss this strategic planning matter as the Bassetlaw Local Plan progresses to submission and examination.

### **3. Areas of Common Ground**

#### **3.1 Apleyhead Junction Strategic Employment Site Allocation**

- 3.1.1 The Bassetlaw Local Plan 2020-2037: Publication Version and 2022 Addendum is proposing to meet the district's general employment need (196ha) in full by 2038 with an appropriate level of flexibility built in. This is based on the results of the Bassetlaw Housing and Economic Needs Assessment Addendum undertaken by Icen Projects (May 2022).
- 3.1.2 In addition, the Bassetlaw Local Plan 2020-2038: Publication Version, Addendum (January 2022) and Second Addendum (May 2022) proposes to allocate 118.7 hectares of land at Apleyhead at the junction of the A1 and A57, to the east of Worksop. The proposed employment use is Class B8 to meet the needs for large scale sub-regional and regional logistics only in the plan period (100,000 sqft – 1,000,000 sqft or more rather than final mile distribution). **The property market area authorities agree that this scale of operations is appropriate in the context of the scale of Apleyhead.**
- 3.1.3 The length of the A1 within Bassetlaw district is seen by the property market as an important location for the development of the logistics sector. This is evidenced by the Bassetlaw A1 Corridor Logistics Assessment undertaken by Icen Projects Limited (August 2021) and the Bassetlaw Housing and Economic Needs Assessment Addendum undertaken by Icen Projects (May 2022). Bassetlaw DC and the D2N2 Local Enterprise Partnership (LEP) also consider the site will contribute to the regional delivery of D2N2 LEP Recovery and Growth Strategy 2021 specifically the development of growth sectors, including digital adoption for logistics.

- 3.1.4 The Bassetlaw Local Plan proposes to meet the housing requirement generated by the additional jobs identified for Apleyhead (assumed to be c. 3856 jobs) in the District by 2038. **The A1 property market area authorities acknowledge that Bassetlaw intends to meet the housing needs in the district over the plan period.**
- 3.1.5 In May 2020, Bassetlaw DC and the members of the South Yorkshire MCA agreed the Sheffield City Region (SCR) Strategic Employment Land Appraisal (SELA). This recognised the need for the South Yorkshire MCA authorities to collaborate on strategic B Class needs including the potential for further land supply in Bassetlaw where strategic B8 needs could be met, and where the authority can make the most of their strategic road connectivity whilst reducing the pressure for B8 use in other parts of the city region where other employment uses may be attracted.
- 3.1.6 The Bassetlaw A1 Corridor Logistics Assessment 2021 identifies a logistics property market area (shown in Appendix 2) stretching from south Barnsley to south Nottinghamshire and from the western side of the M1 corridor to North/South Kesteven in Lincolnshire. This includes a well-defined impact area of the A1, including the length of the A1 corridor in Bassetlaw District. This aligns with the findings of the Sheffield City Region SELA 2020. **The property market area authorities agree that the defined property market area is appropriate to consider sub-regional/regional logistics needs for the purposes of the Bassetlaw Local Plan.**
- 3.1.7 The Assessment and the 2022 Addendum finds that the wider M1 / A1 corridor supply levels for large scale logistics are around 9 years' worth of past take up / 13 years of delivery. The National Planning Policy Framework 2021 expects Local Plans to plan for 15 years or more from the date of adoption (the Bassetlaw Local Plan covers the period 2020- 2038); there is likely to be insufficient supply for large scale logistics in the property market area overall over the plan period. On that basis, Apleyhead appears to make an important contribution to the overall need within the property market area for large scale logistics. **The property market area authorities agree that Apleyhead could make an appropriate contribution to addressing a sub-regional/regional need for large scale logistics by 2038.**
- 3.1.8 Bassetlaw DC agree to continue to ensure that the A1 property market area authorities are aware of future developments relating to the proposed Apleyhead strategic employment site allocation. Bassetlaw DC agree to ensure that Apleyhead will seek to provide significant economic benefits to the D2N2 region and South Yorkshire MCA and will not adversely impact the delivery of their economic strategies. This will be evidenced through the introduction of a robust monitoring framework on adoption of the Local Plan.

3.1.9 In addition, Bassetlaw DC acknowledge that the Nottingham Core and Outer HMA Strategic Distribution Study, led by Nottinghamshire County Council is underway. This will identify the future scale of need for logistics in a study area which will consider:

- a) the M1 corridor from Junction 24 (A453) to Junction 28 (A38)
- b) the A453 , A52, A38 and A617 corridors between the M1 and A1
- c) the A46 corridor from A606 (Widmerpool) to A1
- d) the A1 corridor (from Newark to Tuxford)

**The property market area authorities agree that the Apleyhead site will be identified in that study as a potential site allocation.**

3.1.10 The Bassetlaw Local Plan and the Infrastructure Delivery Plan May 2022 sets out the infrastructure needed to deliver the Apleyhead strategic employment site. Bassetlaw DC will continue to liaise with the A1 property market area authorities in relation to infrastructure, particularly highways infrastructure relating to Apleyhead to ensure identified adverse impacts are appropriately mitigated.

#### **4. Outstanding Areas of Disagreement**

4.1 No matters are outstanding.

AGREEMENT

Signed on behalf of **Bassetlaw District Council**



**Councillor Jo White**

**Portfolio Holder for Regeneration and Deputy Leader of Bassetlaw District Council**

Dated: 1 August 2022

Signed on behalf of **Amber Valley Borough Council**



**Derek Stafford**  
**Assistant Director (Planning)**

Dated: 13.06.22

Signed on behalf of **Ashfield District Council**



**David Lawrence**  
**Interim Director – Place and Communities**

Dated: 16/06/22

Signed on behalf of **Barnsley Metropolitan Borough Council**



**Joe Jenkinson**  
**Head of Planning & Building Control**

Dated: 17/06/22

Signed on behalf of **Bolsover District Council**



**Cllr Duncan McGregor – Deputy Leader of Bolsover District Council and Portfolio Member for Corporate Governance (including Planning).**

Dated: 23.06.22

Signed on behalf of **Broxtowe Borough Council**



**David Lawson – Team Leader – Planning Policy**

**(Subject to the exchange of emails with Rebecca Raine dated 13-06-22)**

Dated: 13.06.22

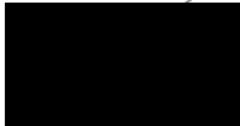
Signed on behalf of **Chesterfield Borough Council**



**Alan Morey**  
**Major Sites Officer**

Dated: 17.06.22

Signed on behalf of **Doncaster Metropolitan Borough Council**



**Cllr Nigel Ball - Cabinet Member**  
**Public Health, Leisure, Culture and**  
**Planning**

Dated: 27.06.22

Signed on behalf of **Erewash Borough Council**



**Adam Reddish**  
**Principal Planning Policy Officer**

Dated: 13.05.22

Signed on behalf of **Gedling Borough Council**



**Mike Avery**  
**Head of Development and Place**

Dated: 08.06.22

Signed on behalf of **Mansfield District Council**



**Martyn Saxton**  
**Head of Planning and Regeneration**

Dated: 13.06.22

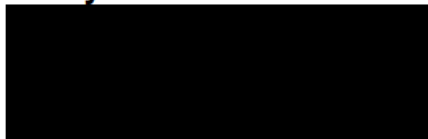
Signed on behalf of **Newark & Sherwood District Council**



**Matt Lamb**  
**Director of Planning & Growth**

Dated: 10.06.22

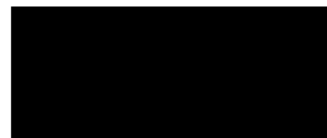
Signed on behalf of **North East Derbyshire District Council**



**Richard Purcell**  
**Assistant Director of Planning**

Dated: 21/06/2022

Signed on behalf of **Melton Borough Council**



**Councillor Rob Bindloss**  
**Portfolio Holder for Growth and**  
**Prosperity**

Dated: 22.06.22



Signed on behalf of **North Kesteven District Council**



**Andrew McDonough - Director of Economy and Place**

Dated: 13.07.22

Signed on behalf of **Nottingham City Council**



**Matt Gregory  
Head of Planning Strategy and Building Control**

Dated: 13.06.22

Signed on behalf of **Nottinghamshire County Council**



**Matthew Neal  
Director of Investment and Growth**

Dated: 28 July 2022

Signed on behalf of **Rotherham Metropolitan Borough Council**



**Simon Moss, Assistant Director Planning, Regeneration & Transport**

Dated: 21<sup>st</sup> November, 2022

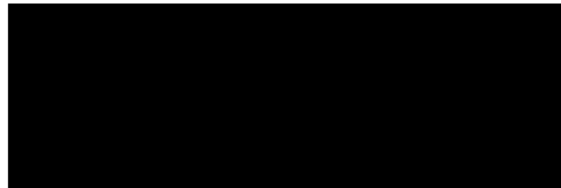
Signed on behalf of **Rushcliffe District Council**



**Richard Mapletoft - Planning Policy Manager**

Dated: 28.06.22

Signed on behalf of **Sheffield City Council**



**Michael Johnson  
Head of Planning**

Dated: 30.06.22

Signed on behalf of **South Kesteven District Council**



**Shaza Brannon, Principal Planning Policy Officer**

Dated: 05.09.22

Signed on behalf of **West Lindsey District Council**

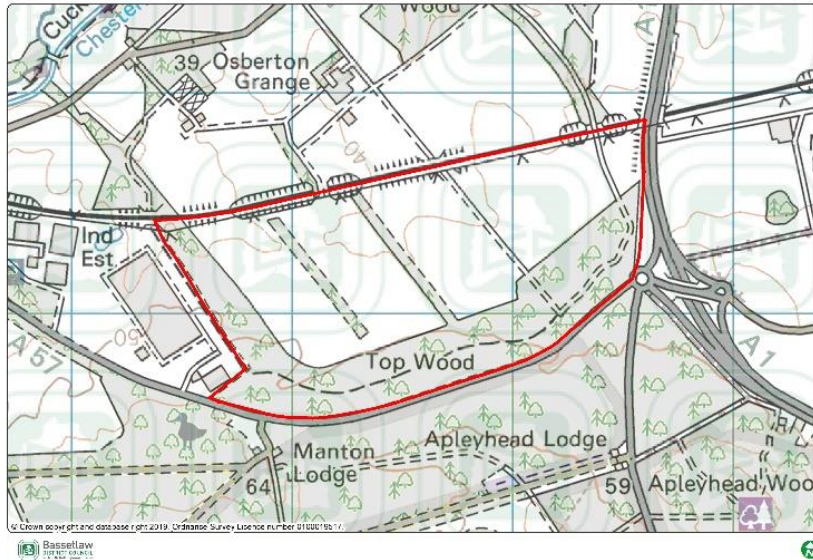


**Sally Grindrod-Smith - Director of Planning, Regeneration and Communities**

Dated: 13.07.22

# APPENDIX 1: APLEYHEAD STRATEGIC EMPLOYMENT SITE ALLOCATION

SEM2



# APPENDIX 2: BASSETLAW A1 LOGISTICS PROPERTY MARKET AREA

