

STATEMENT OF COMMON GROUND

BASSETLAW DISTRICT COUNCIL

THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

DATE: 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 HS7 and EM006, known as Trinity Farm in the emerging Bassetlaw Local Plan: Publication Version 2020-2038, the Publication Version Addendum and Publication Version Second Addendum. The SoCG is between the parties consisting of Bassetlaw District Council (DC) and The Hospital of the Holy and Undivided Trinity (the landowner). A site location plan is attached at Appendix 1.
- 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 with regard to deliverability of site HS7 and site EM006: Trinity Farm, Retford.

2.0 Background and Governance

- 2.1 Bassetlaw DC is the local planning authority responsible for preparing an up-to-date local plan for the administrative area of Bassetlaw District.
- 2.2 The Hospital of the Holy and Undivided Trinity (the landowner) is promoting the delivery of a sustainable urban extension at Trinity Farm, Retford.
- 2.3 Site HS7: Trinity Farm is allocated by Policy 21 in the emerging Bassetlaw Local Plan for approximately 305 dwellings and associated infrastructure on 11.15ha in this plan period from 2020-2038. Policy ST7 allocates Site EM006 for 2.7ha of employment land and associated infrastructure. Site HS6 lies to the western side of North Road, Retford, site EM006 to the east.
- 2.4 A housing development (formerly within the same land ownership) is being delivered to the south of site HS7 as part of a mixed use development for 196 dwellings (planning reference 20/01477/RES) and 11.11ha of employment development (planning reference 15/00493/OUT). The employment development includes site EM006 referred to above.
- 2.5 The landowner has formally submitted representations at each stage of consultation for the Bassetlaw Local Plan, with the most recent being in February 2022. These responses have been considered by Bassetlaw DC and, where appropriate, informed the development of subsequent versions of the Plan.
- 2.6 This SoCG reflects the current position between Bassetlaw DC and The Hospital of the Holy and Undivided Trinity.
- 2.7 Bassetlaw DC and the landowner will continue to meet to discuss the deliverability of Trinity Farm as the Bassetlaw Local Plan progresses to

submission and examination. As a minimum, a meeting will take place prior to submission of the Bassetlaw Local Plan for examination.

3.0 Areas of Common Ground

- 3.1 To date, the allocation of Trinity Farm and the formulation of Policy 21 and Policy ST7 in the Local Plan has involved extensive discussion with a wide range of statutory consultees and infrastructure partners to ensure the delivery of Trinity Farm can take place in a timely manner.
- 3.2 Bassetlaw DC and The Hospital of the Holy and Undivided Trinity agree to continue to work positively and proactively with relevant statutory consultees to ensure that the comprehensive development of Trinity Farm is brought forward through the Local Plan process.

4.0 Site Ownership

- 4.1 The site is in single ownership. The Hospital of the Holy and Undivided Trinity are working with a housebuilder, and entering into a development agreement, to bring forward the site.

5.0 Progress towards the submission of planning application(s)

- 5.0.1 The employment site (2.7ha) has planning consent for employment uses (planning reference 15/00493/OUT).
 - 5.0.2 The Hospital of the Holy and Undivided Trinity has produced an illustrative masterplan for site HS7. This demonstrates how the site could be brought forward and includes the relevant land uses identified by Policy 21.
 - 5.0.3 The Hospital of the Holy and Undivided Trinity will engage in pre-application discussions with Bassetlaw DC to bring forward the site and will prepare a comprehensive masterplan, including a suite of supporting assessments, as part of a planning application, as identified by Policy 21, to facilitate the comprehensive design and delivery of site HS7 and site EM006. Consultation with the community and stakeholders will be undertaken ahead of submission of a planning application.
 - 5.0.4 It is anticipated that an outline planning application for site HS7 will be submitted following adoption of the Bassetlaw Local Plan. The housebuilder working with The Hospital of the Holy and Undivided Trinity may be in a position to bring forward an application sooner than the adoption of the Plan.
 - 5.0.5 The landowners are progressing a partnership development for site EM006 and will continue to work with Bassetlaw DC to bring this site forward.
- #### **5.1 Strategic matters for agreement**
- 5.1.1 The landowner, a local and longstanding charity, has undertaken a significant amount of work to support the delivery of site HS7 and site EM006 (and has already delivered land to the south), relating to the following strategic matters:

5.2 Housing matters

- 5.2.1 Policy 21 identifies Trinity Farm for approximately 305 dwellings by 2038. The landowners advise that the site capacity could accommodate more dwellings than envisaged by the Local Plan. The landowner is fully supportive of the housing numbers identified by the Local Plan and consider that delivery of the dwelling numbers proposed is achievable on site. 25% of the dwellings should be for affordable housing, subject to the provisions of the Local Plan, of which 10% should be for affordable home ownership.

5.3 Employment matters

- 5.3.1 Policy ST7 identifies site EM006 for approximately 2.7ha of employment land to be delivered by 2038. The landowner is supportive of the current allocation. Ancillary uses to the employment component of the consented scheme will be supported where they maintain or enhance the primary business and employment function of the allocation.

5.4 Green/blue infrastructure matters

- 5.4.1 Bassetlaw DC will continue to work with the landowner to agree an appropriate, and justified, mix of open space uses on site to meet the development's needs.
- 5.4.2 The landowners have commissioned a Preliminary Ecological Appraisal Report for the site. This recommends retaining hedgerows where practicable (and enabling compensatory re-provision in exceptional circumstances where this is not possible) and incorporating the on site brook into a wider landscape buffer as part of a minimum 10% biodiversity net gain on site. Relevant additional surveys will be undertaken to inform the submission of a future planning application.
- 5.4.3 The landowners have commissioned a Landscape and Visual Assessment for the site. Bassetlaw DC supports the retention and enhancement of the site's key existing green infrastructure assets in order to retain and enhance the site's character and distinctiveness.
- 5.4.4 The northern and western boundaries of the site lie within Flood Zone 2 and 3. Both parties agree that development will be located in the sequentially preferable parts of the site in accordance with national planning policy. The Bassetlaw Level 2 Strategic Flood Risk Assessment 2021 shows that surface water ponding and run off occur on site.
- 5.4.5 The landowners agree to undertake a flood risk assessment and surface water strategy as part of any future planning application.

5.5 Transport matters

- 5.5.1 The consented housing site to the south was designed with a spine road to its northern boundary which is capable of accommodating a bus route which can

extend to HS6, alongside walking and cycling routes. A roundabout on North Road is currently proposed to facilitate access to HS7 and EM006.

- 5.5.2 The landowner agrees to undertake a detailed Transport Assessment and Travel Plan for site HS7 and site EM006, to inform a future planning application for the site and to consider the impact of the site on the local road network and ensure the traffic movements associated with the developments are appropriately managed and mitigated. The scope of the Transport Assessment will be agreed with the County Council.

5.6 Infrastructure matters

- 5.6.1 The Bassetlaw Local Plan requires that, where justified, new development will make appropriate and proportionate contributions to necessary physical, social and green infrastructure to mitigate its impact.
- 5.6.2 Both parties agree that supporting infrastructure will be delivered in a timely manner, as agreed with the relevant infrastructure partner(s) and Bassetlaw DC, and as indicated through the Council's Infrastructure Delivery Plan.
- 5.6.3 Bassetlaw DC and the landowner agree to secure relevant infrastructure, as appropriate and justified, through planning conditions, section 106 agreement and/or s278 agreement associated with a planning permission.
- 5.5.4 Policy ST7 requires that all major employment development make provision for an employment and skills plan to maximise employment and training opportunities for local residents. The landowners agree to make provision for the plan as part of a reserved matters application for site EM006.
- 5.5.5 The Community Infrastructure Levy Charging Schedule is being submitted to the Secretary of State for examination alongside the Local Plan. The draft CIL Charging Schedule indicates that the housing allocation will be CIL exempt. Bassetlaw DC confirm that should planning permission be approved under the Bassetlaw Local Plan, the development will not be eligible for CIL. Site EM006 is covered by an extant planning permission so the employment site is eligible for CIL under the existing consent.

6.0

Timescale for Development Delivery including annual build rates

6.1.1 The Hospital of the Holy and Undivided Trinity indicate that a planning application is expected to be submitted for site HS7 following adoption of the Local Plan, or sooner. It is anticipated that development could commence in 2025/26 on completion of Phase 1 of the site which is anticipated for Summer 2025. An planning application for HS7 would be worked up by a housebuilder well ahead of completion of Phase 1, to enable development to roll seamlessly on through to HS7. As detailed in the table below:

	2025 -26	2026 - 27	2027 - 28	2029 - 30	2030 - 31	2031- 2032	Total dwellings
Trinity Farm	12	60	60	60	60	53	305

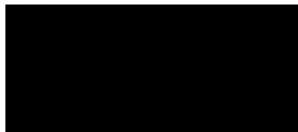
6.1.2 The following housing trajectory is currently proposed by the Local Plan.

	2029 -30	2030 - 31	2031 - 32	2032 - 33	2033 - 34	2034- 2035	Total dwellings
Trinity Farm	12	60	60	60	60	53	305

6.1.2 Both parties consider that it is reasonable for the employment allocation to be delivered over the plan period in response to demand from the market.

AGREEMENT

Signed on behalf of Bassetlaw District Council

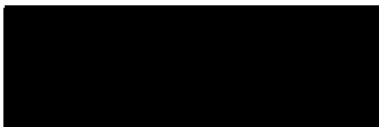
A solid black rectangular box redacting the signature of the councillor.

Councillor Jo White

Portfolio Holder for Regeneration and Deputy Leader of Bassetlaw District Council

Dated: 23/11/22

Signed on behalf of The Hospital of the Holy and Undivided Trinity

A solid black rectangular box redacting the signature of the representative of The Hospital of the Holy and Undivided Trinity.

Date: 18th November 2022

APPENDIX 1: SITE LOCATION PLAN

