LOCAL PLAN FOR BOLSOVER DISTRICT

STATEMENT OF COMMON GROUND

AS AGREED BETWEEN

BOLSOVER DISTRICT COUNCIL

AND

DERBYSHIRE COUNTY COUNCIL AND HENRY BOOT

IN RESPECT OF SITE DELIVERY OF ERIN ROAD EMPLOYMENT ALLOCATION, MARKHAM VALE
1) Purpose

1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Bolsover District Council and Derbyshire County Council and Henry Boot PLC in relation to the delivery of the employment allocation Erin Road, Markham Vale of policy WC1: Employment Land Allocations of the Local Plan for Bolsover District submitted to the Secretary of State on the 31st August 2018.

2) Background

2.1 The allocation at Erin Road is approximately 7.1 hectares in size and is situated close to the western edge of the District, adjacent to Chesterfield Borough. It is part of the Markham Vale Strategic Employment Site. Markham Vale has been developed in close partnership between Henry Boot plc, Derbyshire County Council and three local authorities: Bolsover District Council, Chesterfield Borough Council and North East Derbyshire District Council. The site has an outline planning permission 02/00272/OUTEA for the whole of Markham Vale, granted conditionally on 14.04.05. An extension of time for submission of Reserved Matters (13/00514/VARMAJ) was granted conditionally on 12.05.14. Variation of various conditions (15/00237/VAR) of 13/00514/VARMAJ was granted conditionally on 14.01.16. Part of the site has had a detailed planning permission for the construction of a B2/B8 unit with B1(a) office space (16/00516/REM). This site was allocated in the Publication Local Plan as Erin Road (Central Plot) 4.4 ha, and the rest of the plot was allocated as Erin Road, Southern plot. However, as the Council was informed in November 2018 and as published in the Employment Land Trajectory an update to of the Employment Position Paper (PP3) paragraph 4.12 and 4.19 the firm that was due to occupy the southern plot has now located on another part of the Markham Vale estate and as such will not be occupying this plot. This also means that there is no need to distinguish between a central and southern plot and it is proposed that they are renamed as one site - Seymour Link Road.

2.2 The Council’s published Employment Land Availability Assessment (October 2017) concluded that “the sites are available, suitable and achievable”. Derbyshire County Council and Henry Boot can confirm these conclusions.

2.3 Based upon the Council’s proportionate evidence base and the findings of the Sustainability Appraisal Report, the Council approved the allocation of land at Erin Road (Central and southern plots) in April 2018 and set out its policy for the allocation in its Publication Local Plan for Bolsover District in May 2018.

2.4 Since 2009, take up of land for B class uses at Markham Vale has averaged 5.3 ha net per annum. At 2019, there remains 15.34 ha net of B class land, which if take up rates continue, will have been used up in 2.89 years. Henry Boot are currently in discussions with a potential occupier for this plot and are regularly receiving enquiries for site plots of between 250,000 to 500,000 ft² that could be accommodated on this 7.1 ha plot. There is a high degree of confidence that the site will come forward based on the lack of any competing plots of a similar size, the plot is capable of being subdivided without affecting access to it all, the rest of Markham Vale North has recently been developed with companies Gist locating in

1 It is proposed to rename the site Seymour Link Road in the adopted version of the plan.
Bolsover District and Great Bear, Sterigenics and Bilstein Group in Chesterfield Borough.

2.5 The Council has considered the provided information and has reached agreement on the following matters which are set out below.

3) Areas of Common Ground

3.1 Bolsover District Council and Derbyshire County Council / Henry Boot agree that clear evidence exists to demonstrate that the allocation of land at Erin Road, Markham Vale, under policy WC1: Employment Allocations of the Local Plan for Bolsover District provides for a proposed allocation that is:

- Confirmed by the landowner to be available for the proposed use.
- Justified and appropriate in terms of the likely impacts of development;
- Deliverable in accordance with the Council’s employment trajectory.
- Not subject to any outstanding or unaddressed constraints.

3.2 Bolsover District Council, Henry Boot and Derbyshire County Council also agree that clear evidence exists to demonstrate that the land at Explore Industrial Park can be considered deliverable when assessed against paragraph 73 of the new NPPF (as supported by the definition of ‘Deliverable’ contained in new NPPF’s Annex 2: Glossary and the guidance within the Planning Practice Guide in Paragraph: 036 Reference ID: 3-036-20180913 (published on the 13th September 2018)). In support of this judgement, the following assessments have been made against the following criteria prescribed by the new NPPF:

- Availability – The site is available for development now. The site is available for employment development as there are no legal or ownership constraints. Henry Boot have a controlling interest in bringing the site forward for employment use.

- Suitability – The site is situated in a sustainable location and the Employment Land Availability Assessment concluded that the site is suitable for the proposed allocation. The approval of an outline planning application, and a more recent reserved matters application demonstrates the site’s suitability for employment development. The submitted technical evidence in support of the planning application also confirms that there are no environmental or technical constraints that would preclude the development of the site.

- Achievability – The site represents an achievable development and much of this cross boundary site has been developed. Henry Boot have significant experience in bringing forward sites for development across England in addition to a clear track record on this site. Therefore, the site is considered to be achievable for employment development now and there is a realistic prospect that the site can deliver 7.1 ha of employment land over the plan period.

4) Conclusion

4.1 Based on the stated areas of common ground, Bolsover District Council and Henry Boot and Derbyshire County Council agree that the allocation of Land at Erin Road, Markham Vale under policy WC1: Employment Allocations of the Local
Plan for Bolsover District is positively prepared, justified, effective and consistent with national policy.

AGREEMENT

Signed:

Dan Swaine, CEO  Cllr Tom Munro, Chair of Planning Committee
On behalf of Bolsover District Council  On behalf of Bolsover District Council

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Peter Storey, Head of Markham Vale
On behalf of Henry Boot and Derbyshire County Council

Dated:  28th January 2019