LOCAL PLAN FOR BOLSOVER DISTRICT

STATEMENT OF COMMON GROUND

AS AGREED BETWEEN

BOLSOVER DISTRICT COUNCIL

AND

DHA PLANNING
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 DHA Planning on behalf of Laing O'Rourke with regard to the allocated employment site Explore Industrial Park, Explore Way, Steetley shown under Policy WC1 and shown on the Policies Maps of the Local Plan for Bolsover District submitted to the Secretary of State on the 31st August 2018.

2) Background


2.2 DHA Planning’s representations raised objections about the soundness of the wording of policy WC1 which can be summarised as:

- Laing O'Rourke fully supports the proposed 10.7ha employment allocation at Explore Industrial Park but objects to the proposed B2/B8 use restriction. This restriction is inconsistent with planning permission 08/00762/OUTEA (see approved masterplan attached), which allowed B1, B2 and B8 uses here. Whilst B2/B8 uses were permitted elsewhere on the site, the area to the west of Explore Way was permitted for B1 uses, for which it is more suitable for landscape and ground conditions reasons. Both reasons prevent larger scale buildings in this area. B1 office, light industrial and research/development uses should be acceptable here. The policy should be amended to allow B1 uses, in addition to B2 and B8, to reflect the extant planning permission. (representation ref: 8783);

- The proposed allocation area appears broadly correct, and we are in agreement on the 10.7ha area proposed, the boundaries of the allocation area as shown on the Proposals Map are not fully consistent with those shown on the approved masterplan (08/00762/OUTEA) attached. Notwithstanding the approach taken on the Proposals Map of merging together the approved development platforms (to which we do not object), the shapes of the allocation area are, in places, clearly different from those shown on the approved plan. Whilst it is difficult to fully ascertain from the scale at which the proposals map is presented, we are concerned that some areas with planning permission for development may have been excluded from the allocation area. Although these areas are small, this creates confusion and uncertainty. Ensure that the boundaries of the proposed employment allocation are consistent with those approved in permission 08/00762/OUTEA. (representation ref: 8782);

- Update the flood zone information to remove the area incorrectly shown as Flood Zone 3 and to reflect the actual conditions at the site. Laing O'Rourke remain fully supportive of the proposed allocation and welcome the Council's recognition that the site can make an important contribution towards meeting the District's employment needs during the plan period. Unfortunately, the proposed allocation at Explore Industrial Park, both in terms of the policy wording and the proposals map, is not fully consistent with the extant
planning permission and so it has been necessary to raise objections on both of these points. I would be very happy to discuss these further, prior to Submission, and hope that we can resolve both points swiftly, which would enable Laing O'Rourke to withdraw both objections. (Representation 8781)

Note: Representation references refer to the unique reference within the Council’s JDi consultation database system.

2.3 The Council has considered these representations and agreement between the Council and DHA Planning has been reached on the following modifications (as relevant text to be deleted shown as strikethrough and new text to be inserted shown as bold):

- **Policy WC 1: Employment Land Allocations (8783)**

  The Policy clearly allows for B1, B2 and B8 uses. As Para 6.23 makes clear, the policy also indicates the ‘likely’ B class uses for each site, and in this case the predominant uses were expected to be B2 and B8. However, the Council is happy to add B1 to the indicative uses listed for this site within policy WC1.

  Explore Industrial Park, Steetley 10.70 ha  Use **B1** / B2 / B8

- **Policies Maps (Employment Allocation Boundary) (Representation 8782)**

  Bearing in mind the indicative nature and the scale of the Local Plan maps, it is not considered that this is an issue. The Council is happy to ensure that the allocated area reflects any existing planning permissions. The plan below shows the modifications to the plan to ensure that the mapping is accurate. The hatching on a white background is land added to the allocation and the solid purple area with no hatching is land that will be removed from the allocation.
2.4 Agreement between the Council and DHA Planning has also been reached on one other DHA Planning representation, whereby even though the Council is not proposing modifications to the plan, the issues will be addressed in other ways as explained in the Council’s responses below.

- **Policies Maps (Flood Zone) (Representation 8781)**

  The information shown is based on the most recent Environment Agency Flood Risk map. It does not prohibit development, but requires a Flood Risk Assessment (FRA). The test advises that developers to check the Environment Agency website for the most up-to-date information concerning both fluvial and surface water flooding. On this basis no modification is proposed.

3) **Areas of Common Ground**

3.1 Bolsover District Council and DHA Planning agree that:

- the modifications proposed by Bolsover District Council stated above address the concerns of DHA Planning in its representations ref. 8782 and 8783.

  - Representation 8781 has been addressed to the satisfaction of DHA Planning.

4) **Conclusion**

4.1 Based on the stated areas of common ground, the DHA Planning agree that their representations (8782 and 8783) in respect of the Publication Local Plan for Bolsover District have been addressed and can be withdrawn subject to the modifications stated above being made to the Plan.
4.2 Based on the Council’s responses to the other representation DHA Planning agree that whilst not modifying the plan, the Council have addressed the representation to the satisfaction of DHA Planning, and that the representation, 8781 can be withdrawn.

**AGREEMENT**

Signed:

Dan Swaine, CEO
On behalf of Bolsover District Council

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

Jonathan Buckwell
On behalf of DHA Planning

Dated: 20th December 2018