LOCAL PLAN FOR BOLSOVER DISTRICT

STATEMENT OF COMMON GROUND

AS AGREED BETWEEN

BOLSOVER DISTRICT COUNCIL

AND

DHA PLANNING AND LAING O’ROURKE

IN RESPECT OF SITE DELIVERY OF EXPLORE INDUSTRIAL PARK, EXPLORE WAY, STEETLEY.
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 and Laing O’Rourke in relation to the delivery of the employment allocation Explore Industrial Park 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 Explore Industrial Park, Steetley is approximately 10.7 hectares in size and is situated in the north eastern corner of the District. The site is a cross boundary site between Bolsover District and Bassetlaw District. The site has an outline planning permission (08/00762/OUTEA) granted in 2010 that allows the submission of reserved matters applications by 2020. The site benefits from a new roundabout and a new road through the site off which development platforms – which have already been created pursuant to the permission – can be easily accessed. The planning permission restricts the use of the site to uses related to the manufacturing hub concept that benefits from efficiency and sustainability gains from sharing resources on a single site.

2.2 Based on submissions to the Council throughout the period of preparation of the Local Plan for Bolsover District, the Council was able to assess the availability, suitability and achievability of the proposed allocation.

2.3 The site is expected to deliver approximately 10.7 ha of B1, B2 and/or B8 development or any combination of these.

2.4 The Council’s published Employment Land Availability Assessment (October 2017) concluded that “the site is available, suitable and achievable”. Laing O’Rourke can confirm these conclusions.

2.5 Based upon the Council’s proportionate evidence base and the findings of the Sustainability Appraisal Report, the Council approved the allocation of land at Explore Industrial Park, Explore Way, Steetley in April 2018 and set out its policy for the allocation in its Publication Local Plan for Bolsover District in May 2018.

2.6 To date the following exist on the site -

- The 12.1ha existing Manufacturing Facility, in Bassetlaw;
- The development of two prototype buildings on a 0.5ha site in Bolsover;
- External storage areas and car parking areas to support the existing facilities on 9.78ha of land, all of which is within Bassetlaw.

2.7 In addition, planning permission has been granted for, and development has commenced on a 8.2ha site in Bassetlaw for the development of a 49,847sqm Advanced Manufacturing Facility. As a result, all of the land parcels within Bassetlaw are either developed for manufacturing or related uses, or are in the process of being developed. With the exception of the prototype units, the Bolsover land has not been developed yet, but the development platforms are in place ready
for the next project. The above clearly demonstrates Laing O’Rourke’s commitment to and investment in the site to date.

2.8 Laing O’Rourke regularly bids for major construction projects, some of which may require further facilities to be constructed at EIP, depending on the nature and location of the project. Laing O’Rourke has previously undertaken pre-application discussions with BDC about plans for such potential buildings, although to date the buildings have subsequently not been required. However, in the event of a successful bid requiring a new facility to be constructed, Laing O’Rourke advise that it will often be necessary to erect the building quickly.

2.9 As a result, whilst at present there are no detailed proposals for any of the vacant Bolsover plots, that position is liable to change rapidly should a particular contract require development of these plots. If the current restriction of off-site manufacturing uses is lifted and a general B1/B2/B8 allocation is confirmed, this would provide greater flexibility. In this scenario, the landowners could market parts of the site for alternative employment uses where this would not conflict with the smooth operation of the existing site, further enhancing employment prospects.

2.10 The site has outline planning permission allowing for reserved matters to be submitted by 2020. At December 2018, there are no detailed proposals for the site and therefore the sites are unlikely to be developed in the next two years. Given the uncertainty surrounding winning future contracts it would also be a reasonable estimate that development of them could be spread over a ten year period between 2020/2021 and 2030/2031 at no less than 1 ha a year.

2.11 The development platforms have already been created through reserved matters permissions pursuant to the outline permission. Similarly other enabling works have taken place, including decontamination of the entire site, ecology translocations and the creation of a substantial new ecological mitigation area, interim drainage works including the realignment of part of Darfoulds Dyke in accordance with the approved masterplan and structural landscaping across the site. The site has therefore been subject to substantial investment to ensure that it is ready and available for development.

2.12 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 DHA Planning and Laing O’Rourke agree that clear evidence exists to demonstrate that the allocation of land at Explore Industrial Park, Explore Way, Steetley, 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 and developable in accordance with the Council’s employment trajectory or otherwise in the event of successful bids requiring new facilities to be constructed.
- Not subject to any outstanding or unaddressed constraints.
3.2 Bolsover District Council, DHA Planning and Laing o’ Rourke 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. Laing O’Rourke 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 for the whole site, 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 Laing O’Rourke have already begun building out this cross boundary site. Laing O’Rourke 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 10.7 ha of employment land over the plan period.

**4) Conclusion**

4.1 Based on the stated areas of common ground, Bolsover District Council and DHA Planning and Laing O'Rourke agree that the allocation of Land at Explore Industrial Park, Explore Way, Steetley, 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
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 & Laing O'Rourke

Dated: 4th January 2019