LOCAL PLAN FOR BOLSOVER DISTRICT

STATEMENT OF COMMON GROUND

AS AGREED BETWEEN

BOLSOVER DISTRICT COUNCIL

AND

SLADEN ESTATES

IN RESPECT OF SITE DELIVERY OF LAND SOUTH OF MAISIE’S WAY, SOUTH NORMANTON
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 Sladen Estates in relation to the delivery of the employment allocation Land South of Maisie’s Way 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 Land South of Maisie’s Way is approximately 1.05 hectares in size and is situated in South Normanton, close to Junction 28 of the M1. The site would form a natural continuation and the third phase of an estate of prestigious two storey offices (116,000 ft²) built by developer Sladen Estates since 2010.

2.2 The Council’s published Employment Land Availability Assessment (October 2017) concluded that “the site is available, suitable and achievable”. Sladen Estates 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 South of Maisie’s Way in April 2018 and set out its policy for the allocation in its Publication Local Plan for Bolsover District in May 2018.

2.4 The site owners, Sladen Estates are working towards submitting a planning application for offices on the site, and would anticipate a planning application to be submitted by August 2019. Therefore, it is considered that the site (1.05 ha) would be developed by 2021/2022, subject to planning permission. Sladen Estates are confident that offices will be occupied because of numbers of enquiries lack of competition for such sites in the area, current occupiers suggest that good access to the A38 and the M1 was critical in their decision to locate here.

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 Sladen Estates agree that clear evidence exists to demonstrate that the allocation of land South of Maisie’s Way, 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 and Sladen Estates also agree that clear evidence exists to demonstrate that the Land South of Maisie’s Way 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. Sladen Estates 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. There are no environmental or technical constraints that would preclude the development of the site.

- **Achievability** – Sladen Estates 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 1.05 ha of employment land over the plan period.

**4) Conclusion**

4.1 Based on the stated areas of common ground, Bolsover District Council and Sladen Estates agree that the allocation of Land South of Maisie’s Way under policy WC1: Employment Allocations of the Local Plan for Bolsover District is positively prepared, justified, effective and consistent with national policy.

**AGREEMENT**

Signed:

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Bolsover District Council

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On behalf of Sladen Estates

Dated: 10 January 2019