LOCAL PLAN FOR BOLSOVER DISTRICT

STATEMENT OF COMMON GROUND

AS AGREED BETWEEN

BOLSOVER DISTRICT COUNCIL

AND

CLOWES DEVELOPMENTS (UK) Ltd

IN RESPECT OF SITE DELIVERY OF LAND WEST OF FARMWELL LANE, CASTLEWOOD BUSINESS PARK
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 Clowes Developments (UK) Ltd in relation to the delivery of the employment allocation Land North of Farmwell Lane 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 North of Farmwell Lane is approximately 3.13 hectares in size and is situated near South Normanton close to the boundary with Ashfield. It is part of the Castlewood Business Park developed and managed in Bolsover and Ashfield Districts by Clowes Developments (UK) Ltd. The site has an outline planning permission 06/00621/OUTMAJ for the whole of Castlewood Business Park, granted conditionally in 18th December 2006 and 30 hectares of B class employment have been developed since within Bolsover District.

2.2 The Council's published Employment Land Availability Assessment (October 2017) concluded that "the site is available, suitable and achievable". Clowes Developments (UK) Ltd 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 The site owners, Clowes Developments (UK) Ltd, are receiving regular enquiries about the plot and would anticipate a planning application within the next 18 months. As a development plateau is easily created, it would be reasonable to assume the site could be developed from 2020/2021. Plots are coming forward on the Ashfield side showing continuing interest in this location in the last few years such as Unit 7, 100,000 sq ft for Parker Knoll, Unit 2, 249,000 sq ft for Alloga UK Ltd, the speculatively built unit 9, 72,000 sq ft and the recent planning application being submitted for Unit 1, 200,000 sq ft. The site has also attracted amenity uses with the opening of a petrol filling station and associated shop and a costa coffee drivethru.

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 Clowes Developments agree that clear evidence exists to demonstrate that the allocation of land West of Farmwell Lane, 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 Clowes Developments (UK) Ltd also agree that clear evidence exists to demonstrate that the land West of Farmwell Lane 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. Clowes Developments (UK) Ltd 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, demonstrates the site’s suitability for employment development. The submitted technical evidence in support of the outline 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. Clowes Developments (UK) Ltd 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 3.13 ha of employment land over the plan period.

4) Conclusion

4.1 Based on the stated areas of common ground, Bolsover District Council and Clowes Developments (UK) Ltd agree that the allocation of Land West of Farmwell Lane under policy WC1: Employment Allocations of the Local Plan for Bolsover District is positively prepared, justified, effective and consistent with national policy.

AGREEMENT

Signed:

Bolsover District Council
James Richards
On behalf of Clowes Developments (UK) Ltd

Dated: 17th January 2019