LOCAL PLAN FOR BOLSOVER DISTRICT

STATEMENT OF COMMON GROUND

AS AGREED BETWEEN

BOLSOVER DISTRICT COUNCIL

AND

PEGASUS GROUP AND EXPLORE TRANSPORT

IN RESPECT OF SITE DELIVERY OF LAND BETWEEN BRICKYARD FARM AND BARLBOROUGH LINKS.
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 Pegasus Group and Explore Transport in relation to the delivery of the employment allocation Land between Brickyard farm and Barlborough Links 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 between Brickyard farm and Barlborough Links is approximately 3.45 hectares in size and is situated on the western side of Barlborough adjacent to Barlborough links Business Park. The site has planning permission for commercial development comprising an office building, workshop and manufacturing facility and a HGV trailer park and associated works (17/000539/FUL) granted on 1st August 2018.

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 3.45 ha of either B1, B2 or B8 development

2.4 The Council’s published Employment Land Availability Assessment (October 2017) concluded that “the site is available, suitable and achievable”. Landowner Explore Transport 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 Land between Brickyard Farm and Barlborough Links in April 2018 and set out its policy for the allocation in its Publication Local Plan for Bolsover District in May 2018.

2.6 The developer confirms that preparatory work is now underway in respect of the delivery of the scheme, with an intention to start ground preparation works (including the roundabout) around Spring 2019, with completion and the start of occupation by 2020.

2.7 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 Pegasus Group and Explore Transport agree that clear evidence exists to demonstrate that the allocation of land at Land between Brickyard Farm and Barlborough Links, 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 / as updated by new information in this Statement;
• not subject to any outstanding or unaddressed constraints.

3.2 Bolsover District Council, Pegasus Group and Explore Transport also agree that clear evidence exists to demonstrate that the land between Brickyard Farm and Barlborough Links 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. Explore Transport 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 Explore Transport have significant experience and a clear track record in bringing forward sites for development across England. Therefore, the site is considered to be achievable for employment development now and there is a realistic prospect that the site can deliver 3.45 ha of employment land by the end of 2019.

4) Conclusion

4.1 Based on the stated areas of common ground, Bolsover District Council and Pegasus Group and Explore Transport agree that the allocation of Land at Land between Brickyard Farm and Barlborough Links, 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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Chris Calvert on behalf of Pegasus Group and Explore Transport
Dated: 17th January 2019