



**Mansfield  
District Council**



**Mansfield and Bolsover District Council's  
Joint Statement of Common Ground**

**Reference: SoCG MDC/ BDC**

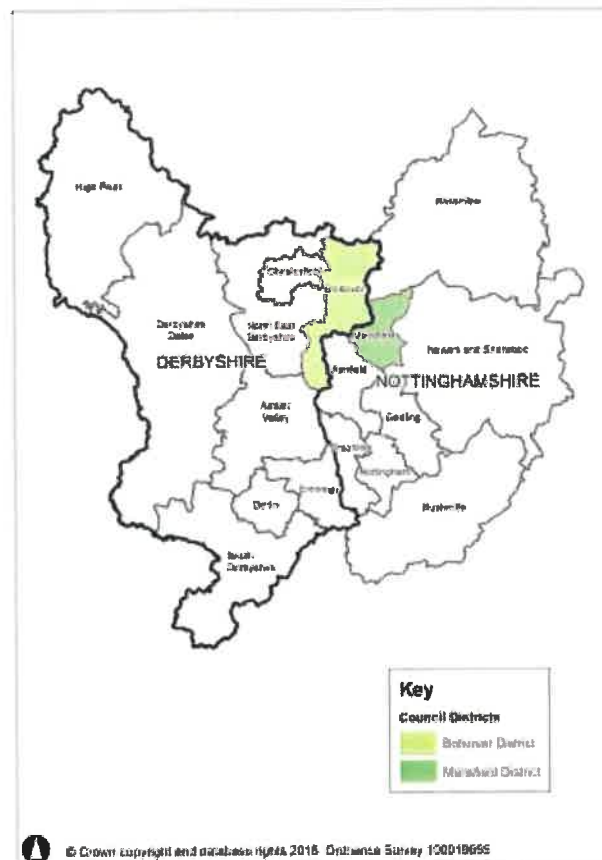
**Date: August 2018**

## 1. Introduction

- 1.1. This Statement of Common Ground (SoCG) has been developed in order to set out both Council's approach to strategic matters and cross boundary issues. It provides a framework for the delivery of the Duty to Co-operate duties and obligations arising from Section 110 of the Localism Act 2011 and paragraphs 178 and 179 of the current (2012) National Planning Policy Framework. New guidance on the form of this type of Statement is set out in draft new Planning Practice Guidance, and this statement has been prepared with this proposed approach in mind.

## 2. This Statement of Common Ground

- 2.1 Both Mansfield and Bolsover districts sit within the East Midlands. Both are part of two tier authorities, along with Nottinghamshire and Derbyshire County Councils respectively. The authorities share a common district/county boundary to the east of Bolsover district, and west of Mansfield District. The two districts fall within different Housing Market Areas; Bolsover district within the North Derbyshire and Bassetlaw Housing Market Area and Mansfield district within the Nottingham Outer Housing Market Area.



Map 1. Strategic area covered by Statement of Common Ground.

## 2.2 In terms of governance arrangements the two authorities agree:

To adopt the principles of open communication, the sharing of information and a 'culture of no surprises':

- a. To keep each other well informed on both an informal (e.g. by telephone or e-mail) and formal basis (e.g. letter or formal meeting) of matters arising which are likely to have significant cross-boundary implications;
- b. To work together to achieve identified outcomes in relation to strategic matters;
- c. To review and update this Statement: prior to consultation on any draft or publication Development Plan Documents; after any major changes to legislation of guidance; and, on any other occasion as agreed by the two authorities.

## 3. Strategic Planning

- 3.1 Often within planning documents, the terms: 'strategic matters', 'strategic priorities' and 'strategic issues' seem to be used almost interchangeably. However, as neighbours the authorities have a close working relationship, including bi-lateral meetings to discuss cross boundary, shared issues and strategic matters. However, as the Duty to Co-operate relates only to strategic matters, this section of the Statement sets out how these terms are defined.
- 3.2 Strategic priorities are set out at paragraph 156 of the current NPPF, and are the priorities that need to be addressed in a Local Plan. They are the most important priorities for a Council, but what these are can vary from council to council.
- 3.3 In contrast, a strategic matter is one that has or would have a significant impact on at least two authorities, and needs to be dealt with through the Duty to Co-operate. Lastly, a cross boundary issue is one where the authorities have worked together to address a shared issue, although it may not be a strategic priority and its impact may not be significant.
- 3.4 This means that not all strategic priorities are defined as strategic matters. Nor are all cross boundary issues strategic matters.
- 3.5 Both authorities are currently at slightly different stages of plan preparation. This Statement of Common Ground identifies both current strategic matters and cross boundary issues. The distinction between these two is that a strategic matter is one which would have a significant impact on at least two local authority areas.

#### **4. Issues**

4.1 This Statement of Common Ground sets out the confirmed approaches to the following identified issues:

- A proposed Sustainable Urban Extension at Pleasley within MDC (Cross boundary issue).
- The proposed Pleasley Vale Priority Regeneration Area (Strategic Matter)
- Junction 28 & 29 issues (Cross boundary issue)
- Gypsy & Traveller unmet need (Cross boundary issue)
- Meeting Housing Needs (Cross boundary issue)

#### **5. The proposed Sustainable Urban Extension at Pleasley within Mansfield district.**

5.1 The emerging Mansfield Local Plan seeks to allocate some 925 houses and associated infrastructure at Pleasley Hill Farm which is adjacent to the village of Pleasley in Bolsover District. This site was identified as a possible housing site at the early stages of consultation (Regulation 18) and discussions held between the authorities. The site is being proposed as a Sustainable Urban Extension. The emergence of the site as a proposed allocation in the Mansfield Local Plan has been discussed by the two authorities as a potential strategic matter. However, as studies undertaken by Mansfield District Council to date (including infrastructure and transport studies) have not identified any likely significant impacts on Bolsover district, it is considered that this is a cross boundary issue. Further relevant evidence base work in relation to this site will be disseminated and discussed between the two authorities.

5.2 Both authorities agree that:

The principle of the allocation of land at Pleasley Hill Farm for some 925 houses and associated infrastructure in accordance with draft policy SUE1 is acceptable to both authorities subject to:

- An appropriate mix of housing and employment land;
- Social infrastructure is secured in order to mitigate the impacts of development;
- Measures to mitigate environmental impacts (landscape, heritage and natural environment);
- Measures to limit and mitigate any transport impacts, particularly in relation to the A619 which runs between the authorities;
- Measures to mitigate impacts on any public rights of way.

5.3 Further discussions will also take place if additional evidence base work indicates any significant cross boundary issues or impacts in relation to this proposal.

## **6. The proposed Pleasley Vale Priority Regeneration Area**

- 6.1 Pleasley Vale encompasses a Mill Complex, associated Estate Village, an extensive wooded area and a gorge. It is designated as a Regionally Important Geological Site (RIGS), and a Local Wildlife Site. A Conservation Area was designated by Bolsover District Council in 1987, and Mansfield District Council in 1992. Given these factors and as the site straddles the district/county boundary, proposals to develop the site are a strategic matter.
- 6.2 The Conservation Area Appraisal and Management Plan (2009) identified threats and opportunities for this area that the Local Plans need to address. The concerns of Bolsover District Council over the long term future of the site, led to the inclusion of a site specific policy (policy SS8) in the Publication Version of the Local Plan for Bolsover District. Discussions have taken place with Mansfield District Council with a view to ensuring a joint comprehensive approach to any future development of the site, this has resulted in a consistent policy in the emerging Mansfield Local Plan (policy HE2).
- 6.3 Both authorities agree that:
- This is an important cross boundary site, and its development is a strategic matter;
  - That any development should protect the historic and built integrity of the area;
  - Policies need to ensure the comprehensive development of the site; and
  - Consistent policies for the development, protection and management of Pleasley Vale Priority Regeneration Area will be included in both the Mansfield and Bolsover Local Plan.

## **7. Junction 28 and 29 issues**

- 7.1 Junction 28 of the M1 motorway falls within the administrative area of Bolsover District. Proposed growth in Mansfield District has the potential to increase vehicular movements that access the motorway at this point along the A617 or which pass through the motorway junction. Mansfield District Council has carried out transport modelling in order to understand the impacts of proposed growth. The transport model does not include the M1 but modelling has considered “.....flow changes on the A38 approaching Junction 28 and the A617 approaching M1 Junction 29....” and has not identified any significant adverse impacts that are not capable of being mitigated.

7.2 The findings of transport modelling have been shared with Highways England, Nottinghamshire County Council (the Local Highway Authority) and Derbyshire County Council (the LHA containing junction 28 and 29). None of the parties have raised objections to the Local Plan based on transport grounds. Given that no significant impacts have been identified, this is considered to be a cross boundary issue

7.4 Both authorities agreed that:

- Based on current evidence the impact of proposed growth identified within the Mansfield Local Plan is capable of being mitigated through improvements to links and junctions;
- The emerging Mansfield Local Plan policies and Infrastructure Delivery Plan will identify the nature of potential improvements, who and how they will be funded; and will discuss any further issues with Bolsover District Council if appropriate.

## 8. **Provision of Gypsy and Traveller (G&T) Accommodation**

8.1 Based on the latest assessments, the requirement for Gypsy & Traveller accommodation in Mansfield District between 2013 and 2033 is for 3 permanent pitches and 1 transit pitch. The requirement for Bolsover District between 2014 and 2034 is for 17 permanent pitches, and 13 Travelling Showpeople's Plots. This is a cross boundary issue as although both requirements are small, neither authority is currently able to identify sufficient deliverable pitches to meet their identified needs for Gypsies and Travellers, although Bolsover Council have been able to meet their needs for Travelling Showpeople. Both authorities have requested all of their neighbouring authorities to help meet their unmet need for Gypsy and Travellers.

8.2 Both authorities have agreed that:

- Neither authority has been able to identify sufficient deliverable sites. This has resulted in unmet needs for Gypsy, Traveller provision in both local authority areas;
- As/where neighbouring authorities have been unable to identify sufficient spare capacity to meet unmet need from either authority Local Plans will include a

suitable 'enabling' policy for provision of G&T pitch provision consistent with the DCLG 'Planning policy for traveller sites (August 2015)'<sup>1</sup>;

## **9 Meeting Housing Needs**

The authorities sit within different Housing Market Areas. Both authorities have had an up to date assessment of their Fully Objectively Assessed Housing Needs (FOAHN) across their respective HMA's. Bolsover District Council published their Local Plan based on the FOAHN identified in the Strategic Housing Market Area Assessment. Mansfield District Council will be submitting a Local Plan following the publication of the amended National Planning Policy Framework and will therefore need to consider whether to adopt the 'Standardised Methodology' of SHMA requirements. Based on these both authorities are intending to meet their FOAHN within their respective districts and wider Housing Market Areas. In Bolsover district the FOAHN is 272 dwellings a year. In Mansfield the FOAHN will depend on the methodology chosen.

### **9.1 The parties agree that:**

- They will make provision to meet their Fully Objectively Assessed Housing Needs within their in their respective Local Plans.
- Neither authority is requesting assistance in respect of unmet housing needs (except in relation to Gypsy, Traveller, and Travelling Showpeople as set out in section 8 above).

---

<sup>1</sup> Bolsover District Council has a separate Housing Market Area Statement of Common Ground which also sets out a shared approach to this issue.

**AGREEMENT**

**Signed on behalf of Mansfield District Council**

**Martyn Saxton**



**Director of Place and Wellbeing**

**Kate Allsop**



**Mayor of Mansfield**

**Dated: July 2018**

**Signed on behalf of Bolsover District Council**

**Dan Swaine**



**Chief Executive**

**Tom Munro**



**Chair of Planning**

**Dated: July 2018**