



**Mansfield  
District Council**



**Mansfield Local Plan (MLP)**

**Statement of Common Ground**

**As agreed between**

**Ashfield District Council,**

**Mansfield District Council and**

**Newark and Sherwood District Council**

**Reference: SoCG MDC/ ADC / N&SDC**

**Date 14 December 2018**

## **1. Introduction**

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning Matters between the parties consisting of Mansfield District Council, Ashfield District Council and Newark & Sherwood District Council. The three Authorities constitute the Nottingham Outer Housing Market Area (HMA) and Functional Economic Market Area (FEMA). A map of the area is shown in section 4.
- 1.2 The Statement sets out the confirmed points of agreement between the parties with regard to:
- Provision of employment land in the Functional Economic Market Area;
  - Gypsy & Traveller pitch provision and potential unmet need;
  - Quantity and distribution of housing and proposed assessment methodology; and
  - Implications for major cross boundary transport infrastructure.
- 1.3 The purpose of the Statement of Common Ground is to inform the Inspector of the Mansfield Local Plan and other parties about the areas of agreement between Mansfield District Council, Ashfield District Council and Newark & Sherwood District Council in relation to key strategic matters contained in the Mansfield District Local Plan (2013-2033).
- 1.4 The Statement of Common Ground builds on a Memorandum of Understanding (MoU) signed by the partners in November 2017, but recognises changes in circumstances in relation to progress on each parties Local Plans and the introduction of the revised National Planning Policy Framework in 2018. The main purpose of the MoU was for the partners to 'seek to ensure the development requirements of the HMA are met'. The MoU states:

*"The Authorities agree to formalise their agreement to deliver the objectively assessed housing needs, identified for each of these Authority's area by the Nottingham Outer Strategic Housing Market Area Assessment, within their own district boundary."*

## **2. Background**

- 2.1 Mansfield District Council, Ashfield District Council and Newark & Sherwood District Council are public bodies that are the Local Planning Authority (LPA) for their respective administrative areas. They are prescribed Bodies for the purposes of the Duty to Cooperate.
- 2.2 The development of the Local Plans for each district has been enhanced by close working relationship which ensures that strategic issues are

appropriately addressed. This has resulted in the production of some key evidence documents for the wider area including:

- Strategic Housing Market Area Assessment (SHMA);
- Employment Land Forecasting Study; and
- Nottingham and Nottinghamshire Traveller Accommodation Needs Assessment Methodology (Nottinghamshire LPAs, October 2013);

2.3 This Statement of Common Ground reflects the agreed position between Mansfield District Council, Ashfield District Council and Newark & Sherwood District Council for submission to the Inspector for the Mansfield Local Plan Examination.

2.4 At the time of drafting this SoCG, the emerging Ashfield District Local Plan had been withdrawn from examination by Ashfield District Council (ADC) and work commenced on a new plan. As a result, the housing requirements for ADC in any review of the Ashfield Local Plan will be informed by the Standard Methodology introduced through the National Planning Policy Framework and associated Planning Practice Guidance in 2018.

### 3. Areas of Common Ground

#### Provision of Employment Land

3.1 The parties have agreed that:

3.1.1 They are all part of the Nottingham Outer Functional Economic Market Area with all authorities having influences beyond the administrative area;

3.1.2 The requirement for B1(c), B2 and B8 employment land in each of the Local Planning Authorities is set out in the table below:

	Employment (B1a & B1b, B1c, B2 and B8)	
	Required (ha)	Supply (ha)
Mansfield	41 <sup>1</sup>	56
Ashfield	59 <sup>2</sup>	77
Newark & Sherwood	83.1	130.13

3.1.3 All parties are able to demonstrate sufficient sites to meet the requirements for B1(a), B1(c), B2 and B8 employment land during their respective plan periods (up to 2033 for Mansfield and Newark & Sherwood Districts).

<sup>1</sup> Requirements for 38ha of employment land and c3ha of office land based on 7,500sqm / hectare.

<sup>2</sup> The employment land requirements identified in the withdrawn Ashfield Local Plan 2016. The requirements may be subject to change as part of the review of the ADC Local Plan but are the most identified for Ashfield District and were informed by the 'Employment Land Forecasting Study 2015'.

- 3.1.4 Total completions, commitments, proposed allocations and available land on existing key employment sites in Mansfield District provides some 57.5 hectares, a notional over-provision of some 16.5 hectares of employment land during the plan period. This level of supply allows sufficient flexibility should any sites fail to deliver or there are slower rates of delivery.
- 3.1.5 The partners are satisfied that sufficient B1 (a), B1(c), B2 and B8 employment land can be provided in Mansfield District, Ashfield District and Newark & Sherwood District respectively and the wider Functional Economic Market Area collectively during the respective Local Plan periods;
- 3.1.6 The proposed employment site allocations identified in the Local Plan are suitable and deliverable and will help to meet identified needs.

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

- 3.2 The parties have agreed that:
- 3.2.1 The requirement for Gypsy & Traveller accommodation for Mansfield District Council between 2013 and 2033 is for 3 permanent pitches and 1 transit pitch;
- 3.2.2 The requirements for Gypsy & Traveller accommodation for Newark & Sherwood District Council is currently being established via the production of a Gypsy & Traveller Accommodation Assessment;
- 3.2.3 The requirement for Gypsy & Traveller accommodation for Ashfield District Council between 2014 and 2029 is for 2 pitches and this need has been met;
- 3.2.4 Mansfield District Council is unable to identify deliverable pitches to meet the identified G&T need;
- 3.2.5 Mansfield District Council requested that the HMA partners assist in helping meet the identified G&T needs for Mansfield District but the partners were unable to identify any deliverable sites to help meet Mansfield's unmet need;
- 3.2.6 The most appropriate solution is for MDC to prepare a separate Gypsy and Traveller Development Plan Document which will give more time to identify suitable options for site delivery and potentially consider using a Compulsory Purchase Order if no deliverable sites are identified;

3.2.7 The Mansfield Local Plan should include a suitable 'enabling' policy for provision of G&T pitch provision consistent with the DCLG 'Planning policy for traveller sites (August 2015)'.

### Quantity, distribution and calculation methodology for housing

3.3 The parties have agreed that:

3.3.1 They are all part of the Nottingham Outer Housing Market Area;

3.3.2 All parties agreed to work collectively as a Housing Market Area but to seek to meet their own objectively assessed requirement for housing within their own district boundary<sup>3</sup>;

3.3.3 A Strategic Housing Market Assessment (SHMA) for the Nottingham Outer Housing Market Area was produced in 2015 and updated in 2017. The SHMA identified an annual housing requirement of 1,310 homes across the HMA (Ashfield 480, Mansfield 376 and 454 in Newark & Sherwood). Newark & Sherwood have used this study as the basis of the Full Objectively Assessed Need (FOAN) for Housing in their emerging Local Plan;

3.3.4 The National Planning Policy Framework (2018) has introduced a 'Standard methodology' for calculating FOAN housing requirements in new Local Plans. Ashfield will be required to utilise the Standard Methodology for the new plan. Mansfield District intend to use the 'Standard methodology' to identify FOAN.

3.3.5 The standardised methodology (September 2018) results in an annual housing requirement for Mansfield of 338 and 492 for Ashfield. The annual housing requirement for Newark & Sherwood District Council of 454 is already included in their Local Plan which is currently being examined. Under the transitional arrangements set out in the NPPF 214 the SHMA is the basis by which its FOAN is established rather than the Standard Methodology.

3.3.6 The Local Authority partners agree that each authority should meet their own Full Objectively Assessed Need for housing within their own administrative area. The HMA partners are confident that FOAN can be met during the plan period.

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<sup>3</sup> As confirmed in the Statement of Common Ground dated February 2017.

## Transport infrastructure

3.4 The parties have agreed that:

3.4.1 All parties have assessed the transport implications of planned levels of growth within their emerging Local Plans<sup>4</sup> and shared the information with the HMA partners, the Local Highway Authority and Highways England;

3.4.2 The proposed levels of growth have the potential to result in direct and indirect implications for the transport network both within and beyond the administrative boundaries of the HMA partners;

3.4.3 Mansfield District Council has used the 'Mansfield Transport Model' (MTM) to understand the implications of growth on the network. The MTM is a SATURN model<sup>5</sup> that extends into Ashfield District;

3.4.4 The findings of the transport model identified thirteen junctions that would be above their operating capacity in 2033 (without development)<sup>6</sup>. The addition of development resulted in five additional junctions operating above capacity<sup>7</sup>;

3.4.5 Transport modelling has not identified any insurmountable constraints in Ashfield District and Newark & Sherwood District Council areas arising from the policies and proposals within the Mansfield Local Plan;

3.4.6 All parties have cooperated with Highways England and Nottinghamshire County Council (Local Highway Authority) throughout the process and no 'show-stopping' transport constraints have been identified by these organisations;

3.4.7 The Mansfield Local Plan will seek transport improvements from all proposed allocations where development is resulting in junctions and links operating above capacity (over and above the identified implications identified in the reference case).

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<sup>4</sup> For Ashfield this assessment was undertaken as part of the submitted Local Plan that was withdrawn from Examination.

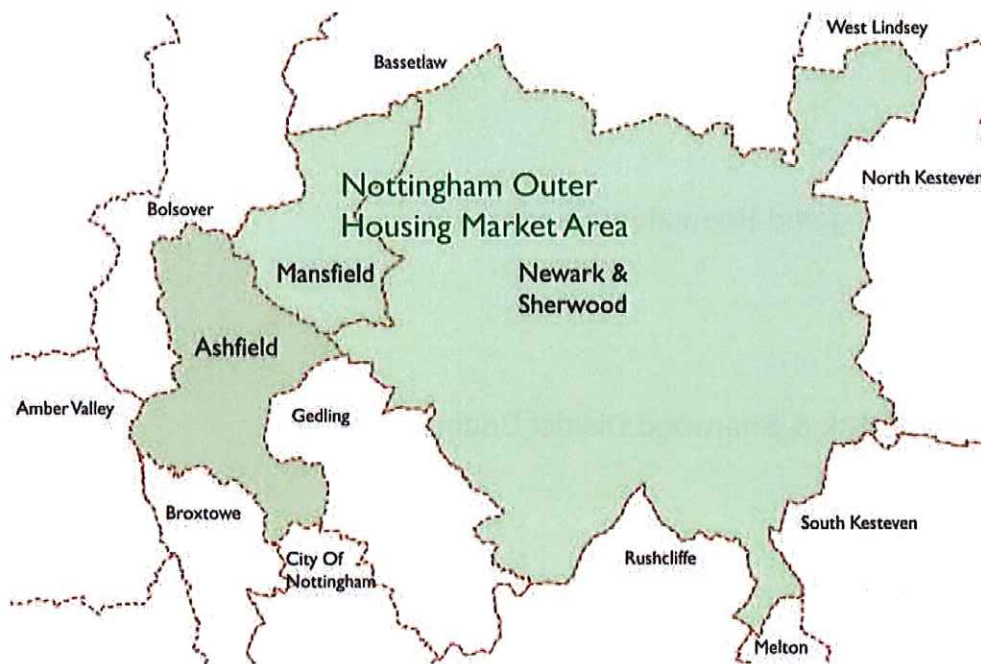
<sup>5</sup> Simulation and Assignment of Traffic in Urban Road Networks

<sup>6</sup> These included Chesterfield Road / Debdale Lane, A60 Nottingham Road / Berry Hill Ln, A60 Leeming Ln, A6075 Warsop Road/ Kings Mill Road, Beck Lane, B6014 Skegby Lane, Mansfield Road/ A6191 Ratcliffe Gate, A60 St. Peters Way/ A6117 Old Mill Lane, B6030 Clipstone Road West/ A38 Sutton Road, B6014 Skegby Lane, Sheepbridge Lane/ A6191 Adams Way, Oaktree Lane/ A60/ New Mill Lane, A6117 Oaktree lane/Eakering Road/ A6191 Southwell Road, Berry Hill Lane/ A6191 Southwell Road, Bellamy Road/ A60 Nottingham Road, A611 Derby Road/ A6191 Chesterfield Road/A617 Chesterfield Road, MARR Pleasley/ A60 Nottingham Road, Baums Lane, Park Lane.

<sup>7</sup> These were: Carter Lane, Southwell Road, Windsor Road/ A60 Leeming Lane, Peafield Lane/ A60, Old Mill Lane, Butt Lane/ A60 Church Street, Wood Street/ A6075 Debdale Lane, Priory Road.


3.4.8 Mansfield DC and Ashfield DC will work together with the Highways England and Nottinghamshire County Council (as the Local Highway Authority) to identify and apply mitigation measures to manage traffic demand along the A38 / A617 corridors. Contributions towards the necessary mitigation requirements shall be proportionate and based on evidence of impacts arising from growth and will be subject to viability.

#### 4. Map of Housing Market Area



AGREEMENT

Signed on behalf of Mansfield District Council

  
Hayley Barsby

Chief Executive

Dated: 14 December 2018

Signed on behalf of Ashfield District Council

  
Christine Sarris

Assistant Director Planning and Regulatory Services

Dated: 30 November 2018

Signed on behalf of Newark & Sherwood District Council

  
John Robinson

Chief Executive

Dated: 26 November 2018