

**Statement of Common Ground for the Ashfield Local Plan 2023 to 2040**

**Regulation 19 Pre-Submission Draft**

Between Ashfield District Council

and Nottinghamshire County Council

**November 2023**

**1.0 Introduction**

* 1. This Statement of Common Ground (SoCG) has been prepared in relation to the Ashfield Local Plan 2023 to 2040: Regulation 19 Pre-Submission Draft (subsequently referred to as the ‘Local Plan’ throughout the remainder of this Statement).
	2. The purpose of the SoCG is to inform the Inspector of the Ashfield Local Plan and other interested parties, about the areas of agreement or otherwise between Ashfield District Council and Nottinghamshire County Council with regard to Strategic Planning Matters.
	3. The structure of local government varies from area to area – in Nottinghamshire there is a two-tier structure. In broad terms, Nottinghamshire County Council have responsibility for schools, social services, public transport, highways, waste disposal and minerals planning. Each district council/borough covers a smaller area and provides local services including council housing, planning, recycling and refuse collection and leisure facilities. Nottingham City Council is a unitary authority and is responsible for all local government services within its boundaries.
	4. Local planning authorities, county councils and other prescribed bodies are under a duty to cooperate with each other on strategic matters that cross administrative boundaries. (Section 33A of the Planning and Compulsory Purchase Act 2004). Specific Consultees and Duty to Cooperate Bodies are identified in the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. This approach is also a requirement of the National Planning Policy Framework, 2023 (NPPF) in paragraphs 24 to 27 inclusive. Paragraph 35 of the NPPF seeks to ensure that the Local Plan is ‘Effective’ i.e. deliverable over the plan period and is based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.
	5. The Duty to Cooperate specifically relates to ‘strategic matters’. Under Section 33A of the Planning and Compulsory Purchase Act 2004 in relation to the preparation of development plan documents or other local development documents each of the following is a “strategic matter”:
		+ Sustainable development or use of land that has or would have a significant impact on at least two planning areas, (in particular) in connection with sustainable development or use of land for or in connection with strategic infrastructure which has or would have a significant impact on at least two planning areas, and
		+ Sustainable development or use of land in a two-tier area if the development or use— (i) is a county matter, or (ii) has or would have a significant impact on a county matter.
	6. The Statement sets out the confirmed points of agreement between the parties with regards to:
		+ Transport – mitigation and the delivery of key infrastructure
		+ Education provision and contributions arising from proposed growth
		+ Employment provision
		+ Protection and enhancement of Heritage Assets
		+ Protection and enhancement of Green Infrastructure and Biodiversity
		+ Flood Risk and Management
		+ Minerals matters
		+ Waste matters

**2.0 Background**

* 1. Ashfield District is located on the western side of Nottinghamshire in the East Midlands Region. The District benefits from a number of high-quality transport links (Plan 1), with the M1 dissecting the District providing communities and businesses with access to the motorway network via Junctions 27 and 28. The A38 provides a major east-west route across the District and the A611 links the District to the City of Nottingham. The National Cycle Route runs through the District. In addition, there are also heavy and light rail connections that link Ashfield with the wider area. The Robin Hood Line runs through the District from Worksop to Nottingham with stations at Hucknall, Kirkby-in-Ashfield and Sutton Parkway. The Nottingham Express Transit (NET) runs from Hucknall into Nottingham and other parts of Greater Nottingham including Clifton and Beeston. Within Ashfield, the proposed HS2 route is subject to safeguarding directions to the east of the M1.



Plan 1: The District of Ashfield and surrounding area

Source: Ashfield District Council

* 1. Ashfield District Council is the Local Planning Authority for its administrative area. In relation to the Ashfield Local Plan, Nottinghamshire County Council is responsible for a number of functions including highways, public transport, rights of way, education, flood management, economic development, heritage, green infrastructure and biodiversity, minerals and waste planning.
	2. In addition, Nottinghamshire County Council has put forward areas of land within the District for proposed housing and employment, through Ashfield District Council’s Strategic Housing and Economic Land Availability Assessment (SHELAA).

Joint Working

* 1. Ashfield has a history of joint working with neighbouring authorities, statutory consultees and Nottinghamshire County Council on strategic planning matters.
	2. There are a number of established joint working groups in Nottinghamshire of which Ashfield (ADC) is a member. Those pertinent to Nottinghamshire County Council (NCC) are set out in the Table below.

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| D2N2 Local Enterprise Partnership Board | Nottinghamshire local authorities are represented at the D2N2 Partnership Board. Regular meetings between Nottinghamshire Leaders help to ensure that issues relating to D2N2 are discussed as and when necessary. |
| The City of Nottingham and Nottinghamshire Economic Prosperity Committee | A joint committee of Nottingham City Council, Nottinghamshire County Council and all District Councils in Nottinghamshire. It is a decision-making body on strategic economic development issues. It aims to drive future investment in growth and jobs by prioritising, commissioning, and monitoring money available to Nottingham and Nottinghamshire via the D2N2 Local Enterprise Partnership and makes recommendations to D2N2 on its investment priorities. The Committee is made up of one councillor from each local authority. |
| Nottinghamshire Local Government Leaders Group | A group made up of all the leaders of the County and District Councils in Nottinghamshire. |
| Greater Nottingham Joint Planning Advisory Board (JPAB) | JPAB is an advisory body and therefore any decisions it makes must be ratified by the relevant executive bodies of each member Council. It is made up of Councillors responsible for planning and transport matters within the constituent authorities. It meets every few months and oversees the preparation of strategic plans in the Greater Nottingham area. Other Duty to Cooperate bodies are invited to attend and observe, and the meetings held in public. Its membership consists of ADC, Broxtowe BC, Erewash BC, Gedling BC, Nottingham City, Rushcliffe BC, NCC and Derbyshire CC. |

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| Greater Nottingham Planning Partnership – Officer Group | This officer group meets on a regular basis (weekly if necessary) to consider all aspects of the local plan. Its membership consists of ADC, Broxtowe BC, Erewash BC, Gedling BC, Nottingham City, Rushcliffe BC, NCC and Derbyshire CC. |
| Bus Service Improvement Plan (BSIP) | Ashfield District Council is a member of the Notts Stakeholder Reference Group, comprising Nottinghamshire local authorities and bus service providers. The Council has signed a Memorandum of Understanding with regards to the BSIP. |
| LNRS Nottinghamshire and Nottingham - Strategic Oversight Group | Ashfield District Council is a member of the Strategic Oversight Group. The Group provides strategic oversight of LNRS production, ensuring fit with other strategic priorities, facilitating work within their organisations and contact with other strategic groups. To ensure good governance of the partnership, review and update vision, terms of reference etc. The group contains members ofDistrict Councils, eNGOs, Defra, businesses, and other sectors. |
| Ashfield Major Projects Group | Considers major planning application in Ashfield. Comprises ADC, NCC Highway, NCC Public Transport and NCC Public Health and also representatives of the NHS Nottingham and Nottinghamshire Clinical Commission Board. |

Evidence Base

* 1. Ashfield (ADC) has worked with Nottinghamshire County Council (NCC) to produce the part of the evidence base for the Local Plan, as set out in the Table below.

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| Ashfield Strategic Housing and Economic Land Availability Assessment (SHELAA) – Ongoing. | Produced by ADC with input from NCC in relation to highways, public transport, heritage, ecology, and local services. |
| Ashfield Strategic Transport Study, 2023. Systra. | Commissioned by ADC with input from NCC Highways and National Highways. |
| Nottinghamshire Core & Outer HMA Logistics Study Final Report. Iceni Projects Limited with MDST Transmodal Limited. | Commissioned by NCC with the Nottingham Core HMA and Nottingham Outer HMA authorities. |

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| Ashfield District Council and Nottinghamshire County Council Education Technical Paper 2023 | Produced by ADC and NCC in relation to educational requirements in Ashfield. |
| Ashfield Heritage Impact Assessment 2023. Rocket Heritage & Archaeology Ltd. | Commissioned ADC with input from NCC and Historic England. |
| Ashfield Strategic Flood Risk Assessment Level 1, 2023 | Produced by ADC with input from NCC, The Environment Agency and Seven Trent. |
| Biodiversity Opportunity Mapping Project, 2016 | Produced by the Nottm Biodiversity Action Group, Notts BAG with input from NCC. |

* 1. Representations were invited and submitted from Nottinghamshire County Council during the consultation for the Regulation 18 Draft Local Plan. These representations have been considered and, where appropriate, have informed the development of the subsequent stages of the Local Plan.
	2. A summary of the all representations received, the Councils responses and proposed changes to the Draft Local Plan can be seen in the Council’s Regulation 18 Statement of Consultation Document at: [https://www.ashfield.gov.uk/planning-](https://www.ashfield.gov.uk/planning-building-control/local-plan/emerging-local-plan/ashfield-draft-local-plan-consultation-regulation-18/) [building-control/local-plan/emerging-local-plan/ashfield-draft-local-plan-consultation-](https://www.ashfield.gov.uk/planning-building-control/local-plan/emerging-local-plan/ashfield-draft-local-plan-consultation-regulation-18/) [regulation-18/](https://www.ashfield.gov.uk/planning-building-control/local-plan/emerging-local-plan/ashfield-draft-local-plan-consultation-regulation-18/)

# 3.0 Areas of Common Grounds

Transport – mitigation and the delivery of key infrastructure

* 1. The Council commissioned the Ashfield Strategic Transport Study (2023) to assess the impact of proposals in the Local Plan on the Highway network. This examined impact on key junctions and identified mitigation where possible. The findings have fed into the IDP which supports the Plan.
	2. The Transport Study has used the East Midland Gateway Model (EMGM) which extends beyond the administrative boundary of Ashfield and seeks to assess impacts on both the local and wider highway network. The model includes the authorities of Nottingham City, Ashfield, Broxtowe, Gedling, Rushcliffe, Deby City, Amber Valley, South Derbyshire, Charnwood and North-West Leicestershire.
	3. The parties have agreed that:

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| The East Midland Gateway Model (EMGM) is an appropriate model to understand the implications of growth on the highway network. |
| Ashfield Council have cooperated with Nottinghamshire County Council and National Highways, and no ‘show-stopping’ transport constraints have been identified by these organisations. |
| The Transport modelling has identified that some junctions within Ashfield District would still be operating above capacity as a result of the development proposals contained in the Local Plan. However, the policies in the Local Plan would deliver viable options to mitigate impacts, including measures to encourage modal shift. |
| The Ashfield Local Plan will seek mitigation measures for required transport improvements to which contributions will be sought from developers. This is included in the Infrastructure Delivery Schedule within the Infrastructure Delivery Plan (IDP). Both councils will cooperate to ensure there is a strategy to collect developer contributions towards these schemes on an equitable basis. |

Education provision and contributions arising from proposed growth

* 1. Nottinghamshire County Council is the Local Education Authority for Ashfield. Ashfield District Council and Nottinghamshire County Council has worked closely regarding meeting future education needs to ensure that there is both the availability and choice in relation to school places. This is reflected in the Ashfield District Council and Nottinghamshire County Council Education Technical Paper 2023, which considers the impact of the proposed housing in the Local Plan and identifies the future needs for the expansion of schools in Ashfield.
	2. The Ashfield Whole Plan Viability Assessment 2023 considers the affordable housing requirements in the context of what infrastructure contributions toward

education will be required, reflecting the responses by the County Council in relation to the future place requirement within the educational planning areas.

* 1. Policies within the Local Plan make provision for planning contributions toward meeting future educational requirements. Based on the evidence through the joint working between the councils it is agreed that development will be required to make contributions toward meet future educational places and will need to be delivered in a timely manner.
	2. The parties have agreed that:

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| The notional yield rates for new primary school places will be 21 per 100 new dwellings, for secondary school places (without a sixth form in the educational planning area) 16 per 100 new dwellings, and for secondary schools with a sixth form 19 places per 100 dwellings. |
| The requirements for future school provision is set out in NCCs Educational Technical Paper, Oct.2023.’ |
| All proposed Local Plan allocations within the Planning Area will be required to contribute towards the cost of school places, relative to their pupil yield, where additional capacity is required to meet planned growth. Details are included in the Infrastructure Delivery Schedule within the Infrastructure Delivery Plan (IDP). |
| No insurmountable school capacity issues have been identified as a result of the proposed levels of growth in the Local Plan. |

Employment Provision

* 1. The Ashfield Local Plan places an emphasis on promoting economic growth and the improvement of skills with Ashfield both to promote investment within the county and sub region and looking to improve productivity and provide higher paid and higher skills jobs within the District of Ashfield.
	2. The Ashfield Local Plan provides the opportunity to deliver economic growth in various sectors. The Local Plan employment site allocations will provide these opportunities.
	3. The authorities comprising the Nottingham Core HMA and the Nottingham Outer HMA have worked together on the development of the Employment Land Needs Study 20211 (ELNS). This forms a common evidence base for the future employment land requirements for each authority. The Study included identifying the Functional Economic Market Areas (FEMA) which has informed the employment land requirement for each area.

1 Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021. Lichfields

* 1. The ELNS highlighted that there were potential issues in relation to a regional demand for logistics which was not reflected in the Study. Nottinghamshire County Council with the support of the Nottingham Core and Nottingham Outer HMA authorities, commissioned a Logistics Study across the housing market areas. The Study findings highlight a substantial demand for logistics along the M1 Motorway in Nottinghamshire. However, this is a complex issue as the M1 is largely located within the Green Belt in Nottinghamshire.
	2. Local Plan Policy S8: Delivering Economic Opportunities, identifies a demand for approximately 81 hectares of land for employment purposes in Ashfield over the Plan period. The figure in the Policy is based on an adjusted past take up rate scenario and takes account of the demand for space from the logistics sector. This demand will be met through:
		+ Policy S6 strategic employment allocations of approximately 40.92 hectares at M1 Junction 27, and
		+ Employment land allocations in Policy EM2 which combined provides for in excess of 84 hectares.
	3. The allocated strategic sites will make a significant contribution towards the regional logistics requirements along the M1 in Nottinghamshire.
	4. The parties have agreed that:

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| The proposed strategic site allocations at Junction 27 of the M1 (Policy S6 – Reg.19 Local Plan) will make a significant contribution towards the regional logistics requirements along the M1 in Nottinghamshire. |
| The proposed employment site allocations under Local Plan Policy EM2 are suitable and deliverable, will help to meet identified needs, and provide the opportunity to deliver economic growth in various sectors. |

Protection and enhancement of Heritage Assets

* 1. The Council has engaged and worked with Nottinghamshire County Council and Historic England in preparing a Heritage Impact Assessment (HIA) in order to provide an assessment of the potential effects of the Local Plan on designated and non-designated heritage assets and their setting.
	2. The HIA enables relevant parties to assess the significance of built and buried heritage assets on and close to the study sites and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering, or archaeological solutions. It also provides an understanding of any constraints to development of the study sites due to the presence of heritage assets and provides

an assessment of the potential impact development would have on the significance of these assets, and also provides design responses that would serve to reduce that impact in line with local and national policy.

* 1. The HIA identified twelve Local Plan allocation sites for detailed assessment based upon Historic England’s consultation comments and/or initial assessment. The findings have highlighted that the two Strategic Employment Allocations (Policy S6a and S6b) north-east and south-east of Junction 27 of the M1 Motorway, would cumulatively cause substantial harm. Nottinghamshire County Council concur with these findings (see Chater 4: Outstanding Areas of Disagreement). However, the Council consider on balance, that the public benefits of the proposed allocations provide a major economic opportunity for Ashfield. The sites provide investment to boost the local economy and jobs, and help address local deprivation issues. The full justification for the allocations to be taken forward in the Local Plan is discussed in Background Paper 1: Spatial Strategy and Site Selection, Chapter 9, which can be viewed on the Council’s website at: [https://www.ashfield.gov.uk/media/qpyd5nes/background-paper-1-spatial-strategy-](https://www.ashfield.gov.uk/media/qpyd5nes/background-paper-1-spatial-strategy-and-site-section.docx) [and-site-section.docx](https://www.ashfield.gov.uk/media/qpyd5nes/background-paper-1-spatial-strategy-and-site-section.docx)
	2. Ashfield Local Plan Strategic Policy S14 and Development Management Policy EV9 aim to conserve and enhance all heritage assets within the District in a manner appropriate to their significance. This approach is in line with national planning guidance and legislation.
	3. The parties have agreed that:

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| The Heritage Impact Assessment is a robust evidence base document to support the emerging Local Plan. |
| Strategic Policy S14 and Development Management Policy EV9 are appropriate for the future protection and management of designated and non-designated heritage assets and their setting. |

Protection and enhancement of Green Infrastructure and Biodiversity

* 1. The Council has engaged and worked with Nottinghamshire County Council on many aspects in relation to GI and biodiversity, including the District’s Biodiversity Opportunity Maps2, the Biodiversity Net Gain Framework for Nottinghamshire, the Nottinghamshire Ecological and Geological Data Partnership and more recently the Nottinghamshire Local Nature Recovery Strategy.
	2. The natural environment, including green and blue infrastructure corridors and assets will be protected, conserved, and enhanced, in order to maintain the integrity of Ashfield District’s overall Green Infrastructure network. The Green and Blue

2 Ashfield Biodiversity Opportunity Mapping Project 2016. Nottinghamshire Biodiversity Action Group

Infrastructure and Biodiversity Strategy 2022 -2032 examines the connectivity of green and blue infrastructure and identifies key strategic and local corridors and assets.

* 1. Strategic Policy S13 seeks to enhance biodiversity by protecting, connecting and enhancing important habitats, (informed by the District’s Biodiversity Opportunity Maps); and promoting native tree planting, street trees and well targeted woodland creation on appropriate sites, and encouraging retention and sensitive management of trees, with a view to enhancing biodiversity. Local Plan Policy EV4: Green Infrastructure, Biodiversity and Geodiversity will deliver, conserve and enhance GI. It will also protect and enhance biodiversity and geodiversity, through the protection of SSSIs, Local Nature Reserves, Local Wildlife Sites and sites supporting Priority Habitats and Priority Species. The approach taken by Ashfield is considered to be consistent with National Planning Guidance and legislation.
	2. The parties have agreed that:

The Council will continue to work with Nottinghamshire County Council and other appropriate agencies to conserve and improve Green Infrastructure and Biodiversity and ensure development proposals enhance biodiversity and create new green spaces for local communities to enjoy.

Flood Risk and Management

* 1. Nottinghamshire County Council, as the Lead Local Flood Authority (LLFA) for Nottinghamshire, is responsible for managing flood risk from local sources; groundwater, surface water and ordinary watercourses. In this context NCC were consulted on the emerging Local Plan and the Council’s 2023 Strategic Flood Risk Assessment (SFRA).
	2. Policies and land allocations in the draft Ashfield Local Plan seek to mitigate the risk of flooding arising from new development. Strategic Policy S3: Meeting the Challenge of Climate Change sets out that no development is put at risk of flooding, nor does it increase the risk of flooding to the surrounding areas, directing development and infrastructure to area at the lowest risk of flooding in the District. It also promotes the use of SUDS and blue/green infrastructure throughout development to ensure a sustainable approach to the management of water and flood risk. Detailed Development Management Policies on these aspects are set out in Policy CC2: Water Resource Management and Policy CC3: Flood Risk.
	3. The Ashfield SFRA identifies that there are limited areas in Ashfield that are at risk of flooding. However, additional work undertaken by Nottingham Core Authorities has identified that there are flooding risks to Nottingham arising from additional water going into the River Leen and its tributaries. The Local Plan reflects this risk by looking to ensure that any development in Hucknall reflects green field run off rates.
	4. The Council has sought the advice of the Environment Agency where any part of a site put forward to the SHELAA is located in Flood Zone 2 or 3.
	5. The parties have agreed that:

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| The Council will continue to work with Nottinghamshire County Council and other appropriate agencies to reduce the risk of flooding and ensure developments are neither at risk of flooding nor do they increase the risk of flooding to the surrounding area. |
| The 2023 Ashfield Strategic Flood Risk Assessment, together with the Local Plan Polies are appropriate for the future management and reduction of flood risk to people and property both inside and outside the District. |
| The Council and Nottinghamshire County Council will continue to share evidence and information to ensure that adequate infrastructure is provided to meet the scale and location of housing need. |

Minerals Matters

* 1. Nottinghamshire County Council as the Minerals Planning Authority has a statutory duty to prepare a Minerals Local Plan.
	2. The Nottinghamshire Minerals Local Plan was adopted in March 2021 and covers the County Council administrative area up to the period 2036. The Minerals Local Plan strikes the right balance between providing the essential minerals for the county’s prosperity and supporting future economic growth, whilst protecting and improving our environment and the quality of life for those living and working in Nottinghamshire.
	3. No site-specific allocations are identified in the Ashfield District area in the Nottinghamshire Minerals Local Plan.
	4. Minerals resources found in the Ashfield District Council administrative area include silica sand, limestone, sandstone, coal and energy minerals (methane). At present there are two permitted quarries in the district.
	5. There are no allocations for new quarries or extensions to existing quarries identified in the minerals plan for the district.
	6. Minerals safeguarding Minerals safeguarding aims to protect valuable mineral resources from sterilisation or to ensure the best use of the mineral reserves. Areas safeguarded in Ashfield include Sherwood Sandstone, limestone and coal.
	7. The parties have agreed that:

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| A steady and adequate supply of minerals is an important element to ensuring future economic prosperity across Nottinghamshire. This includes the maintenance of the existing built environment and the availability of construction materials to enable future developments to take place. |
| Ashfield Council will take account of the minerals safeguarding areas and consultation areas as set out in the Nottinghamshire Minerals Local Plan to ensure that allocations in the District Local Plan would not sterilise important mineral reserves. |

Waste Matters

* 1. Nottinghamshire County Council as the Waste Planning Authority has a statutory duty to prepare a Waste Local Plan.
	2. Nottinghamshire County Council and Nottingham City Council are working together to prepare a new Waste Local Plan which will replace the previous adopted Waste Local Plan (2002) and the Waste Core Strategy (2013). The new Waste Local Plan will provide the future planning strategy for waste management in Nottinghamshire and Nottingham until 2038 and will aim to provide sufficient capacity to meet future needs. It will also provide key policies against which future waste development will be assessed. The Pre-Submission Draft Waste Local Plan was published for formal consultation between 30 August and the 11 October 2023, and will be submitted to the Secretary of State for Independent Examination in 2024.
	3. No site-specific allocations are identified in the Ashfield District area in the Nottinghamshire and Nottingham Replacement Waste Plan at present.
	4. The parties have agreed that:

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| Ashfield Council will take account of the need to safeguard existing and proposed waste management facilities as set out in the emerging Nottinghamshire and Nottingham Waste Local Plan. |
| Financial contributions should be required from new development towards household waste recycling where no capacity is available in existing facilities. |

# Outstanding Areas of Disagreement

Protection and enhancement of Heritage Assets

* 1. Nottinghamshire County Council agree that the Heritage Impact Assessment (HIA) is a robust evidence base document to support the emerging Local Plan and support its findings. The HIA has identified that cumulatively the two Strategic Employment sites at Junction 27 of the M1 Motorway would cause substantial harm, and as such the County Council does not support these allocations from a conservation perspective.
	2. Whilst the Council acknowledges the concerns of the County Council’s Conservation Team and those of the HIA, in terms of its recommendation for the removal of both the strategic employment sites Policy S6a and S6b. The planning balance must be weighed in terms of the harm caused to the significance of heritage assets against the public benefits of the proposed use. The NPPF requires that great weight should be given to harm to heritage assets and any substantial harm to Annesley Hall Registered Park and Gardens (Grade II\*) and scheduled monuments should be ‘wholly exceptional’.
	3. The economic evidence for the Local Plan identifies that there is a significant demand for strategic logistics, particularly along the M1 Motorway corridor in Nottinghamshire, and a shortage in the supply to meet the needs of major logistics operators. With the substantial development of Castlewood Business Park and the building out of Summit Park, Ashfield no longer has the capacity to significantly contribute towards meeting this requirement. The Council considers that currently there are no sites in the District which would provide a realistic alternative with the necessary attributes that the sites at Junction 27 possess which are well placed to meet demand for logistics in terms of scale, access to the motorway network and deliverability.
	4. The proposed strategic employment allocations provide a major economic opportunity for Ashfield, providing investment to boost the local economy and jobs, and helping to address local deprivation issues.
	5. The need to weigh competing issues lies at the heart of the NPPF. It is considered, on balance, the public benefits of the proposed allocation in relation to heritage assets and the exceptional circumstances in relation to the Green Belt provide the justification for the allocation to be taken forward in the Local Plan.
	6. The outstanding areas of disagreement are:

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| The allocation of two Strategic Employment Sites under Policy S6:1. Land to the North-east of Junction 27 and west of Sherwood Business Park comprising a gross site area of approximately 20.47 hectares.
2. Lans South-east of Junction 27 comprising a gross area of approximately 25 hectares towards the latter end of the Plan Period.
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# Governance

* 1. Ashfield Council and Nottinghamshire County Council will continue to meet on a regular basis, to address cross boundary issues.
	2. Ashfield Council will arrange meetings with Nottinghamshire County Council and infrastructure providers as required.
	3. Ashfield Council has a Major Project Group which meets on a regular basis (Typically 3 x per annum) to discuss major planning applications and any implications that arise from the emerging Local Plan. Nottinghamshire County Council and other infrastructure providers will continue to be invited, including representatives of from the Highways, the Development Contributions Practitioner (representing education) and representatives of the Integrated Care Board.
	4. Ashfield Council will continue to work with Nottinghamshire County Council and other organisations to secure appropriate funding for infrastructure projects to unlock new housing and employment development.
	5. Ashfield Council will continue to liaise and work with Nottinghamshire County Council on heritage and ecology projects and policies matters to ensure that the District’s assets and protected and enhanced.
	6. Ashfield Council will continue to liaise and meet with Nottinghamshire County Council as the Mineral and Waste Authority, as the Local Plan progresses through submission and examination.

# AGREEMENT

Both parties agree that this statement is an accurate representation of matters discussed and issues agreed upon.

Signed on behalf of **Ashfield District Council**

Name: Christine Sarris

Position: Assistant Director - Planning

Dated: 12th April 2024

Signed on behalf of **Nottinghamshire County Council**

Name:

Position: Director, Green Growth, Investment and Assets Dated: 12th April 2024

.Ashfield

**Ashfield District Council**

Urban Road, Kirkby in Ashfield, Nottingham, NG17 BOA