

A46 Newark Bypass

Scheme Number: TR010065

Statement of Common Ground with Newark & Nottinghamshire Agricultural Society

APFP Regulation 5(2)(q)

Planning Act 2008

**Infrastructure Planning (Applications: Prescribed
Forms and Procedure) Regulations 2009**

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Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning
(Applications: Prescribed Forms and
Procedure) Regulations 2009**

**The A46 Newark Bypass
Development Consent Order 202[x]**

**Statement of Common Ground with
Newark & Nottinghamshire Agricultural Society**

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1 Introduction

1.1 Purpose of this document

1.1.1 This Statement of Common Ground (this “SoCG”) has been prepared in respect of the A46 Newark Bypass (the “Scheme”) as part of the application made by National Highways (the “Applicant”) to the Secretary of State for Transport, via the Planning Inspectorate (the “Inspectorate”) for a development consent order (DCO) under section 37 of the Planning Act (the “2008 Act”). A detailed description of the Scheme can be found in Chapter 2 The Scheme of the Environmental Statement [\[APP-046\]](#).

1.1.2 This SoCG does not seek to replicate information which is available elsewhere with the application documents. All application documents will be made available on the Planning Inspectorate website.

1.1.3 This SoCG has been produced to confirm to the Examining Authority where agreement has been reached between the parties to it, and where agreement has (not) yet been reached. SoCGs are an established means in the planning process of allowing all parties to identify and focus on specific issues that may need to be addressed during the examination.

1.2 Parties to this Statement of Common Ground

1.2.1 This SoCG has been prepared between 1) National Highways as the Applicant and 2) Newark & Nottinghamshire Agricultural Society.

1.2.2 National Highways (previously known as Highways England) became the Government-owned Strategic Highways Company on 1 April 2015. It is the highway authority in England for the strategic road network and has the necessary powers and duties to operate, manage, maintain, and enhance the network. Regulatory powers remain with the Secretary of State. The legislation establishing National Highways made provision for all legal rights and obligations, including in respect of the application, to be conferred upon or assumed by National Highways.

1.3 The Newark & Nottinghamshire Agricultural Society (NNAS) is a Charity whose principal objective is to support and promote Agriculture and related industries. It achieves this through various agricultural shows, education, grant assistance and support for both rural and urban communities, educational establishments and other organisations. NNAS is based in and runs many of these activities from Newark Showground, a site amounting to some 180 acres overall which it owns on a freehold basis. In order to generate income with which to carry out its charitable purpose, NNAS utilises (through a trading subsidiary) much of the site, when not in use for its own activities, as a multi-faceted conference, meeting and event centre. The busy site operates more than 500 events each year with a visitor attendance of over 500,000 people which in turn generates significant employment, economic and social benefit to the Newark & Sherwood district and the wider region. It is one of the premier events centres in the Midlands.

1.4 Terminology

1.4.1 Within the table in [Section 3](#), Issues of this SoCG, the terminology is as follows:

- “Agreed” indicates area(s) of agreement:
- “Under Discussion” indicates area(s) of current disagreement where resolution remains possible, and where parties continue discussing the issue(s) to determine whether they can reach agreement by the end of the examination; and

- “Not Agreed” indicates a final position for area(s) of disagreement where the resolution of the divergent positions will not be possible, and parties agree on this point.

1.4.2 It can be assumed that any matters not specifically referred to in Section 3, Issues of this SoCG are not of material interest or relevant to NNAS and therefore have not been subject of any discussions between the parties. As such, those matters can be read as agreed, only to the extent that they are either not of material interest or relevance to NNAS.

2 Record of Engagement

2.1 A summary of the meetings and correspondence that has taken place between National Highways and NNAS in relation to the application is outlined in **Table 2.1.1** below.

Table 2.1.1 Record of Engagement

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
28/04/2022	In Person – NNAS, representatives from Allen Farms & the Applicant	Introductory meeting with discussions on topics including: <ul style="list-style-type: none"> • Support for the scheme from NNAS. • Impacts of the development on this location. • Drawing illustrating the developing Stage 3 design. • Sale of land to adjacent to the A46 and north of the Shell Garage to Lindum Group. • Potential compound areas on the site.
12/08/2022	Teams Meeting – NNAS & the Applicant	Scheme draft preliminary design overview provided by the Applicant, following by discussions on: <ul style="list-style-type: none"> • Positive support for the scheme from this stakeholder • Multiple access points • Temporary compound • Lindum development plans • None motorised user route along Godfrey Drive • Current plans for the site • Environmental bunds • Traffic impacts during construction phase
27/09/2022	Teams call – multi-party meeting with NSDC, Tetra Tech, William Saunders, NNAS and the Applicant	Apologies sent by Lindum representative. Scheme overview provided by the Applicant, following by discussions on: <ul style="list-style-type: none"> • Drainage • Landscape bunds between NNAS and Winthorpe village • Footpath diversion • Statutory Consultation process outlined • Lindum development plans • Capacity for service road • Alternative access enquiry • Newark Lorry Park plans

		<ul style="list-style-type: none"> Newark Bowls club plans
29/09/2022	Teams Meeting – NNAS & the Applicant	<p>Discussion on topics, including:</p> <ul style="list-style-type: none"> Temporary land take requirements Potential impacts to the planned Lorry Park and Lindum developments Temporary footpath diversion Additional access enquiry
14/11/2022	Teams Meeting – NNAS & the Applicant	<p>Discussion on topics, including:</p> <ul style="list-style-type: none"> Survey requirement Temporary land take requirements Potential impacts to the planned Lorry Park and Lindum developments Temporary footpath diversion
12/12/2022	Teams call – multi-party meeting with NSDC, Tetra Tech, Lindum, NNAS and the Applicant	<p>Apologies sent by some NSDC and NNAS representatives.</p> <p>Discussions held on topics including:</p> <ul style="list-style-type: none"> Land requirement discussions Requests for road concepts and visualisation
09/01/2023	Teams Meeting - multi-party meeting with NSDC, Tetra Tech, William Saunders, NNAS and the Applicant	<p>Discussions held on topics including:</p> <ul style="list-style-type: none"> Update following completion of the Statutory Consultation Outline of next steps and potential submission date for the DCO Design freeze date Update on Newark Bowls Club
08/03/2023	Teams Meeting - NNAS and the Applicant	<p>Discussions held on topics including:</p> <ul style="list-style-type: none"> Scheme update following feedback from the Statutory Consultation. Outline of changes in the area surrounding NNAS land. Entrance and exit conversations on the following points: <ul style="list-style-type: none"> The bowling/golf centre request to have a left in and left out access from Friendly Farmer link, with Showground happy for more land to be taken to accommodate a splitter island that will prevent right turns out of the site. The existing access from Drove Lane will be stocked up and not replaced. The existing access from Winthorpe roundabout will remain with no other changes. The footpath in Lindum land to be diverted.
30/03/2023	Teams Meeting - NNAS and the Applicant	<p>Discussions held on topics including:</p> <ul style="list-style-type: none"> NNAS expected the targeted consultation to reflect these ongoing discussions. The Applicant confirmed these discussions are happening simultaneously. Access and egress points are currently being assessed/tested. Security requirements for site during works. Update on early engagement with Lindum. Winthorpe roundabout proposals.

12/06/2024	Teams Meeting - multi-party meeting with NNAS, Lindum and the Applicant	NNAS invited to attend meeting by Lindum to review Lindum's Statements of Common Ground 'SoCG'.
08/10/2024	In Person – NNAS & the Applicant	NNAS 'SoCG'

2.1.1 It is agreed that this is an accurate record of key meetings and other forms of consultation and engagement undertaken between 1) National Highways and 2) NNAS in relation to issues addressed in this SoCG.

3 Issues

3.1 Issues agreed, not agreed or under discussion

3.1.1 Table 3.1.1 below details the issues which have been agreed, not agreed or are under discussion between 1) NH and 2) NNAS

Table 3.1.1 - Issues

Issue No.	Issue	Document Reference	Newark & Notts Agricultural Society Position	National Highways' Position	Status	Date status confirmed
1.	Traffic and access/ egress	Consultation Report [APP-044]	<p>In the meeting in April 2022 NNAS queried whether it would be possible to have an access / egress off the new Friendly Farmer link road into the showground.</p> <p>The provision of an access off the new link road was further discussed when the new designs were presented in meeting in August 2022.</p> <p>NNAS raised their wish for the Left in access from the Friendly Farmer Link to be made a 'Left In Left Out'</p> <p>Update 14/10/2024 - The Society would like to update the Applicant on their LiLo proposal concerning the Friendly Farmer Link Road. It is important to note that the proposed access/egress point would be gated and not intended for regular day-to-day use. This access point would be utilised exclusively for emergencies and large events.</p> <p>Furthermore, the Society is willing to allocate additional land to the Link Road to facilitate the following measures:</p> <ul style="list-style-type: none"> - Implementation of physical barriers to prevent right turns in and out. - Provision of a queuing/joining lane of appropriate length to ensure regulated merging of exiting traffic. - Installation of clear internal and statutory on-highway signage, including both permanent and temporary event signage. <p>NH's stated reservations are noted, however, the Society believes that the addition of a regulated peak-use left-turn out facility will complement the proposed Left Turn In and has clear benefits for the network, by contributing to the dispersal of exiting traffic after large events, reducing pressure on Drove Lane and its junction with the A46, which is presently and would continue to be a choke point leading to prolonged queuing and attendant delay and driver frustration.</p> <p>We would be grateful if you would raise these issues with the relevant sections of NH as we wish to fully explore the possibility before signing up to the SoCG?</p>	<p>During initial meetings in April/August 2022 the Applicant clarified that due to traffic volumes identified in modelling on the link road it would only be possible to provide additional / new southbound entry point off the link road and an associated slip road.</p> <p>The Applicant has assessed additional options for turning movements onto the Friendly Farmer Link Road from Newark Showground as stated within section N8.A of Annex N of the Consultation Report [APP-044]. The assessment showed that Winthorpe Roundabout could accommodate the traffic along Drove Lane and additional turning movements were not required to deal with traffic. It also presented an increased risk of queues on the link road, which could have led to rear end shunt incidents.</p>	Under Discussion	08/10/2024
2.	Footway / Cycleway Alignment	Works No 102 within the Works Plans [AS-005]	<p>The proposed permanent re-routing of Winthorpe Footpath No 3 across the NNAS land, which, as presently proposed, raises serious operational and security issues for the NNAS. It is understood that NH is exploring an alternative re-alignment which, if acceptable to NNAS, could be the subject of a Statement of Common Ground to be submitted to the Examination Inspector.</p> <p>Update 14/10/2024 - The arrangements leading to the temporary and permanent diversion of Winthorpe Footpath No. 3, are agreed, subject to confirmation that this aligns with the SoCG to be concluded with Lindum Group</p>	<p>The Applicant is currently in discussion with the Lindum Group regarding the alignment of the combined footway/cycleway detailed in Works No 102 within the Works Plans [AS-005]. The Applicant will continue to consult and discuss the impact of the Lindum Group proposed development works in this area as the detailed plans for the proposal are progressed. The Applicant and Lindum have commenced discussions regarding potential agreements between both parties in the event of Lindum's planning application being granted and their construction works commencing prior to works commencing on the Scheme.</p>	Under Discussion	08/10/2024
3.	Security		<p>NNAS requires the Applicant to provide suitable boundary fencing along the temporary alignment of the Footway / Cycleway which is being proposed through our land. The fencing needs to be secure as such it prevents unauthorised access from the temporary footpath alignment into our land.</p>	<p>The Applicant agrees and this will be secured in the next iteration of the Outline Traffic Management Plan [APP-196].</p>	Agree	08/10/2024