

# STATEMENT OF COMMON GROUND RELATING TO PROPOSED GOOLE TAX SITE, NORTH AND SOUTH OF M62, JUNCTION 36, GOOLE

## INTRODUCTION

The purpose of this Statement of Common Ground is to establish the main areas of agreement between the following parties regarding the Goole Tax Site:

- St Johns College Cambridge – as landowner of land West of Capitol Park, South of M62, Goole (participant no.11614)
- Wykeland Group Limited - acting as Developer on behalf of the landowner of land South of Rawcliffe Road, North of M62, Goole (participant no. 21145)
- East Riding of Yorkshire Council – as the Local Planning Authority

This statement addresses the following areas of common ground:

1. Description of the Site and Surrounding Area
2. Development Plan Context
3. Partnership Working
4. Agreement

### 1. Description of the Site and Surrounding Area

Two areas of land either side of the M62 motorway are proposed to come forward as the Goole Tax Site.

- Land South of Rawcliffe Road, North of the M62 (Wykeland Group Ltd) - the site is 83.3 hectares in extent and is bounded by the A614 to the north, commercial uses to the east, agricultural land to the west and the M62 to the south. The site is in agricultural use.
- Land West of Capitol Park, South of the M62 (St John's College) - this site is 116.5 hectares in extent and is bounded by the M62 to the north. Guardian Glass is located to the east, agricultural land to the west, with Oakhill Country Park to the south. The Dutch River lies further south. This land is currently comprised of agricultural land and farmstead.

The total area for both sites comprises approximately 199.8 hectares. Together the two sites are known as the "Goole Tax Site" and are shown in **Appendix 1** which is the plan sent to Government by East Riding of Yorkshire Council in connection with the application to designate the tax site.

### 2. Humber Freeport

The Humber Freeport legal entity was launched in July 2023, which allowed the initial designation of 2 areas of land referred to as the Hull East Tax Site and the AMEP and ABP Immingham Tax Site in 2021 (enacted through a Statutory Instrument No 2021/1193), which came into force on 19<sup>th</sup> November 2021. The SI designated these areas as special areas for the purposes of Parts 2 (plant and machinery allowances) and 2A (structures and buildings allowances) of the Capital Allowances Act 2001 (c. 2) ("CAA 2001") and Part 4 (stamp duty land tax) of the Finance Act 2003 (c. 14) ("FA 2003").

The Goole Tax Area was submitted to the Government in July 2023 and at the time of preparing this SOCG, confirmation of the site has not yet been made, but is anticipated as part of the Autumn

Budget (22 November 2023). Whereafter, it will be enacted through a separate SI, expected to follow shortly thereafter.

### 3. Development Plan Context

The Regulation 19 version of the Local Plan was published in October 2022 and made a number of references to the Freeport initiative as it relates to Goole.

It is the case that references are made to the Goole Tax Site within the Proposed Submission version of the Local Plan Update but without any specific site or locations shown on the Policies Map Update.

East Riding of Yorkshire Council's response to Matter 4 stated at paragraph E.10 that it proposes to show the outline of the designated tax sites (including Goole Tax Site) on the Policies Map Update to provide greater clarity in the application of Policy EC1. The Inspector is still to make a decision on the proposed text modifications and will be discussed at the appropriate hearing session. The inclusion of the site on the Policies Map Update is subject to the decision on the designation of the Goole Tax Site which is yet to be made and enacted in law (see above) but this position may be confirmed prior to the proposed modifications being subject to public consultation.

### 4. Partnership Working

St John's College and East Riding of Yorkshire Council have been working collaboratively since the College land was earmarked as a Goole Tax Site in late 2020/early 2021. A significant amount of baseline survey work has been undertaken and will be used to support the submission of an outline planning application in 2024.

Since the Wykeland land has been identified as part of the Goole Tax Site in June 2023, they have also been working collaboratively with East Riding of Yorkshire Council for a major employment development for a new tissue manufacturing facility for Metsa Tissue Ltd. The proposals will take up the entire northern part of the Tax Site to the north of the M62, and a planning application submission is expected to be made in 2024.

Prior to this, the Council and Wykeland jointly promoted the land (and additional land to the east, which is in the ERYC's ownership but no longer part of the proposed Tax Site) for the STEP Fusion plant. The site was shortlisted by the Government in 2021, prior to a site at West Burton power station, Nottinghamshire being selected as the preferred location.

Both St John's College and Wykeland are committed to delivering high quality development, and partnership working to bring forward the Goole Tax Site following the adoption of the Local Plan.

### 5. Agreement

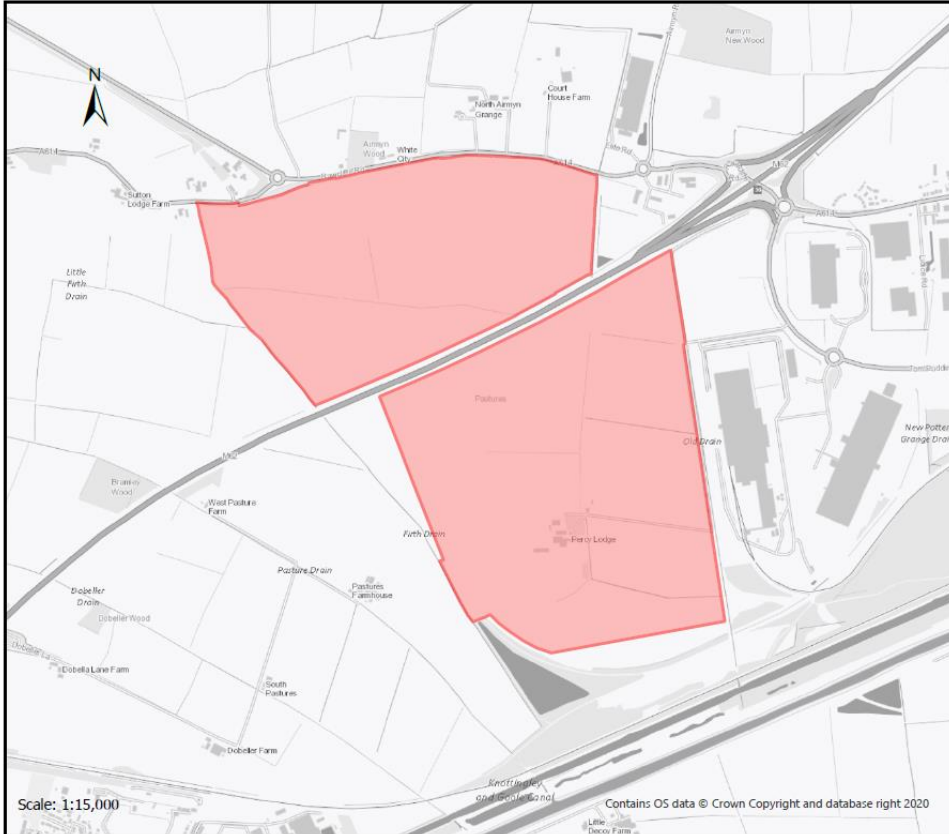
All parties agree the following matters:

- Both St John's College land and the Wykeland land as shown in **Appendix 1** should be identified on the Local Plan Policies Map as the Goole Tax Site.
- The identification of a designation of the Goole Tax Site on the Policies Map should be accompanied by appropriate text within the Local Plan Update document to acknowledge the location of the Goole Tax Site, the reasoning behind the designation, the general benefits associated with Freeport status and commentary of the broad uses that could come forward on the Site.

**Appendix 2** includes the proposed changes to the Local Plan in the light of this Statement.

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|--|---|
| Signed on behalf of St John's College,<br>Cambridge    | Signed on behalf of East Riding of Yorkshire<br>Council |
| Date:14.11.2023  |   |
| Position: Planning Director at Savills (UK)<br>Limited |   |
|  |   |
| Signed on behalf of Wykeland Group Ltd                 |   |
| Date: 14.11.2023                                       | Date:   |
| Position: Senior Director at Quod                      | Position:   |

## APPENDIX 1 – GOOLE TAX SITE



### Goole Tax Site

 Tax Site

 EAST RIDING  
OF YORKSHIRE COUNCIL

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2018. Ordnance Survey  
AC0000819064. East Riding of  
Yorkshire Council.

## APPENDIX 2 – PROPOSED CHANGES TO THE PLAN RELEVANT TO THIS STATEMENT

### PROPOSED SUBMISSION STRATEGY DOCUMENT UPDATE - OCTOBER 2022

Paragraph 6.21 states (with identified modification SD/130) “...Part-~~D~~ E also recognises the potential of Freeport tax zones, where not allocated, to accommodate further development that supports the East Riding economy. Our initial assessment shows that more evidence is required to plan comprehensively for development in-~~It has not been possible to assess the entirety of the Goole Freeport tax zone as part of the Local Plan Update process so further assessments are required.~~ This ~~may~~ should be through a comprehensive planning application or through a ~~Local Development Order~~ (LDO). Piecemeal development should be avoided so that the full requirements and impact to the site can be considered. Work has commenced on preparing a Local Development Order (LDO) to provide a planning framework for the development of the site that can complement the Local Plan Update. This will include a wide range of evidence and studies to support the development of the site and to identify the necessary mitigation. The position with progress on the Goole Freeport will be monitored after the adoption of this Update to determine whether an alternative approach to providing employment land is required.”

**Having regard to the points raised within this SOCG, the parties seek the substitution of the above paragraph 6.21 with the following text: “Part E also recognises the potential of Freeport tax zones to accommodate further development that supports the East Riding economy. Our initial assessment shows that more evidence is required to plan for development on the Goole Tax Site as part of the Local Plan Update process. This should be through planning applications or through Local Development Orders (LDOs). Planning permissions or LDOs will only be granted/approved where the impact of the development is understood insofar as it relates to either part of the Goole Tax Site (i.e. the part north or the part south of the M62 motorway). It is likely that the land to the north and to the south will progress through separate planning applications. These will need to include a wide range of evidence and studies to support the development of the overall tax site and to identify the necessary mitigation. The position with progress on the Goole Tax Site will be monitored to determine whether an alternative approach to providing employment land is required.”**

Paragraph 10.10 in the context of the Annual Monitoring Report states (as part of identified modification SD/111) “...In addition, the position with progress on the Goole Freeport tax site will be continually reviewed following the adoption of this Update to determine whether an alternative approach to providing employment land is required...”

### PROPOSED SUBMISSION ALLOCATIONS DOCUMENT UPDATE

Paragraph 21.4 states “*...The Strategy Document Update identifies the potential for employment development on land to the west of GOO-L which is a Humber Freeport Tax Zone. A Local Development Order (LDO) is required to be in place before the site can be developed to ensure that all planning considerations have been considered in a comprehensive manner*”

**Having regard to the points raised within this SOCG, the parties seek the substitution of the above paragraph 21.4 with the following text: “The Strategy Document Update identifies the potential for employment development on land north and south of the M62 motorway west of Goole and identified as the Goole Tax Site. Planning permissions or LDOs will only be granted/approved where the impact of the development is understood insofar as it relates to either part of the Goole Tax Site (ie. the part north or the part south of the M62 motorway). It is likely that the land to the north and to the south will progress through separate planning applications.”**

14.11.2023