

Newark and Sherwood Allocations and Development Management Development Plan Document - Examination

Representations made on Behalf of Metacre Limited (Northern Trust Limited) – Reference Number 20

Land to the East of Warsop Road, Rainworth

Response to Matters and Issues raised by the Examination Inspector – Examination Statement

Matters 3 and 4 – Housing / Retail / Employment / Mixed Use

Introduction

We act on behalf of Metacre Limited, part of Northern Trust Group Limited, who are the owners of 5.93 hectares of land East of Warsop Road, Rainworth. This land is allocated for residential development (Ra/Ho/2) in the emerging Allocations and Development Management DPD which is subject to the current Examination process. It is envisaged that this allocation could accommodate in the region of 190 dwellings.

Metacre Ltd is the strategic development arm of Northern Trust Company Ltd, which was established in 1962 and is now one of the UK's largest and most successful privately owned property investment, development and land regeneration companies. The company has a portfolio of more than 5,000 acres of strategic land and 8,000,000 ft² of commercial floorspace across 300 sites. Bringing strategic land forward for development is therefore one of the key areas of expertise that Metacre Ltd can bring to this particular allocation.

Throughout, Metacre's involvement with the Examination process is therefore focused on assisting with the demonstration of deliverability and viability of allocation Ra/Ho/2.

Matter 3 - Housing

8. Is the amount of land allocated for housing sufficient to meet needs? If not, how will the Plan ensure that an appropriate housing land supply will be maintained in the medium and longer terms? Will they provide for an appropriate housing mix, including affordable housing, provision for gypsies and travellers, in the right locations?



Land to the East of Warsop Lane, Rainworth
Metacre Limited (Northern Trust Limited)

As previously set out the overall identified requirement for Rainworth is 425 dwellings over the plan period. This requirement is set out in the adopted Core Strategy. After completions and commitments, there is a requirement to deliver approximately 250 dwellings within Rainworth. Of this 250 there is capacity for 60 dwellings within the urban area from proposed allocations Ra/MU/1 and Ra/Ho/1 to the north of Top Street as part of a mixed-use development on Kirklington Road. Therefore there is a residual requirement of 187 dwellings to be accommodated within Rainworth over the plan period. Allocation Ra/Ho/2 can meet this identified need given the identified capacity of circa 190 dwellings.

9. Are the allocated sites viable and deliverable for first 5 years, having regard to the provision of the necessary infrastructure, affordable housing, environmental constraints and development management policies? Is the Plan sufficiently flexible to enable delivery given the current market conditions?

Allocation Ra/Ho/2 is contained in the Newark and Sherwood Residential Viability Assessment as coming forward with 15 units in 0-5, 100 units in years 5-10 and 75 units in years 10-15 of the Plan period respectively. Prior to commenting on this in further, it is necessary to consider the ownership and technical characteristics of the allocation in greater detail. In short, Metacre believe that this allocation can come forward with the delivery of a greater number of units earlier in the plan period, thus bringing sales forward and improving the viability compared to that shown in the Assessment.

Ownership

Allocation Ra/Ho/2 consists of two parcels of land which total 10.93 hectares and can accommodate circa 190 dwellings. This overall allocation consists of two principal ownerships. The eastern portion of the site which fronts Warsop Road is owned and controlled by Metacre and totals circa 5.93 hectares. It is envisaged that this part of the wider allocation could accommodate in the region of 110 dwellings.

The western portion of the site is approximately 5 hectares in area and is controlled by Rippon Homes. It is envisaged that this portion of the site could accommodate in the region of 80 dwellings.

With regard to the portion of the allocation under the control of Rippon Homes, we can confirm that Metacre Ltd would not wish to prejudice the delivery of this land. In addition, and as set out in our representations dated 9th July 2012, discussions between Metacre Ltd and Rippon Homes have confirmed they are committed to the delivery of this site at the appropriate time subject to market demand. Whilst it is not within the control of Metacre Ltd, we believe that commerciality

Land to the East of Warsop Lane, Rainworth
Metacre Limited (Northern Trust Limited)

and market demand will ensure that this land will come forward for development within the Plan period for the following reasons.

- This part of the site is within the ownership of a house builder.
- It is clearly in the owner's economic interests in terms of land values for the site to be allocated and to benefit from planning permission for housing.
- The owner has the technical expertise to bring the site forward and to physically construct housing. It is what the business does.
- The phasing of housing delivery over the plan period will ensure market demand remains to provide sufficient confidence to deliver the allocation in full.
- Metacre Ltd have the commercial incentive to 'future proof' any housing layouts put forward to potentially accommodate appropriate access arrangements to the land at the rear.
- It is within Metacre Ltd's commercial interests to agree access arrangements with Rippon Homes.

Overall the entire allocation is within the ownership of businesses with the technical expertise to bring the whole site forward for housing development. It is clearly within the commercial interests of both owners for this land to come forward for housing purposes as soon as possible and certainly within the Plan period.

Illustrative Layout

In order to assist the Examination process, an illustrative layout as been prepared to demonstrate how both portions of land would be developed for residential purposes. Drawing SK03C is attached to this Examination Statement (Appendix 1). We would stress that this is intended as a guide only to demonstrate certain key considerations. Any formal consideration and approval of housing layouts will be a matter for the Development Management process.

The illustrative layout shows the total site area of 10.93 hectares with access gained from Warsop Road and secondary access from Tudor Crescent. In addition, access for cycle, pedestrian and emergency purposes can be gained from Woodpecker Drive. Public Open Space has been provided in accordance with the Council's standards throughout the site and a landscape buffer to the edge of the site has also been provided which corresponds to the landscaping shows on the emerging DPD's proposals map. Once these open areas and strategic infrastructure have been provided this would leave an area of land totalling circa 6.33 hectares for residential development

Land to the East of Warsop Lane, Rainworth
Metacre Limited (Northern Trust Limited)

purposes. Assuming development at circa 30 dwellings per hectare (dph), this would equate to a site capacity of approximately 190 dwellings which is the DPD's target capacity and Core Strategy requirement.

Technical Considerations

Our previous representations included the submission of a Vision Document which sets out how Warsop Lane can be brought forward for development. The following documentation was also submitted as part of the previous representations :

- A Cultural Heritage Assessment has confirmed that the potential for archaeological remains of significance to exist within the site is low and that there are no heritage assets of significance in the vicinity of the site;
- An Ecological Assessment has confirmed that the site is currently of low ecological value and that the proposed development provides opportunities to contribute towards the biodiversity interest of the area; the connectivity between Rainworth, Tippings Wood and the Greenwood Forest; and the health and well being of local residents;
- A Flood Risk Assessment has confirmed that the site falls within Flood Zone 1 and is therefore not at risk of fluvial, groundwater or pluvial flooding. The proposed development provides the opportunity for the inclusion of infiltration techniques and other SUDS elements to ensure that there will be no increase in surface water runoff;
- A Traffic & Transportation Feasibility Study has confirmed that there are opportunities for non-car transport to and from the development of the site and that access to the site from the existing network can be created and accommodated whilst adhering to the required technical standards; and
- A Landscape & Visual Appraisal has confirmed that, whilst there is the potential for limited views of the proposed development from public rights of way to the west of the site, visual impact can be minimised by the positioning of properties and the enhancement of existing vegetation along Warsop Lane.

These reports demonstrated that the site is free from technical constraint and that there are no impediments to bringing it forward for development.

Viability and Rates of Delivery

The work already undertaken by Metacre has demonstrated that the allocation is largely free from technical constraint. The allocation is also located within the area which is excluded from any Community Infrastructure Levy (CIL) liabilities. These two factors make a contribution towards ensuring viability.

In terms of the Newark and Sherwood Residential Viability Assessment, Metacre envisages that the site will be more viable than indicated in the Assessment. Whilst highways and drainage infrastructure will be required from the start, it is envisaged that significantly more than 15 housing units will be delivered in the first 5 years. It is envisaged that in the region of 40-70 units would come forward as part of Phase I which would happen within years 0-5.

In addition, we note that the Viability Assessment has assumed that affordable housing will be provided at a rate of 40%. Metacre consider that this is the principal reason why the Council's assessment of viability is negative in the first 10 years of the delivery plan. This factor in conjunction with the slow rates of delivery are the cause of the apparent lack of viability. We also note the 30% requirement in the Developer's Contributions SPD and Core Strategy. This document was drafted and finalised in a different economic climate. On this basis we are unsure as to why the Viability Assessment is proposing a more onerous affordable housing requirement.

Further comment on this aspect is made under Matter 6 – Development Management Policies

Pre-application Discussions

Metacre have been working with Newark and Sherwood Council on the delivery of this site for several years. As part of this on going partnership, some initial pre-application discussions have already taken place. In addition, discussions have also taken place with Nottinghamshire County Council with regard to highways and transportation issues. The discussions have taken place in the context of the allocation being ratified through due process.

The discussions have focused on making all parties aware of the position in respect of the various technical issues and the content of any future planning application. It is envisaged that these discussions will continue and gather momentum through to the submission of a planning application in mid 2013 should ratification of the allocation occur.

Timescales

Assuming that on publication of the Examination Inspector's Report in early 2013, allocation Ra/Ho/2 is ratified, Metacre intend to submit an outline planning application for the eastern portion of the site in early / mid 2013. The submitted application will have been subject to extensive pre-application discussions with the Local Planning Authority and also extensive community consultations. As a result it is envisaged that outline planning permission including the completion of a S106 agreement would be granted by late 2013.

At that point, Metacre would either decide to sell the site to a house builder or to develop the site themselves. Assuming that a reserved matters submission is made in early 2014, detailed planning permission would be obtained in mid / late 2014. From this point implementation of the allocation could occur.

10. Are alternative proposals that have been put forward in representations appropriate and deliverable? Have they been subject to sustainability appraisal compatible with that for the Plan?

Metacre wishes to focus on the delivery of Ra/Ho/2 rather than become involved in the activities of others.

11. Are the locations identified the most appropriate when considered against all reasonable alternatives?

Allocation Ra/Ho/2 was selected on the basis of it being the most suitable site available to accommodate the identified housing need.

Matter 4 – Retail / Employment / Mixed Use

12. Are the detailed requirements for each of the allocations clear and justified and will they ensure delivery within the planned timescale? Have site constraints, viability considerations been adequately addressed? Are the boundaries and extent of the sites correctly defined?

Land to the East of Warsop Lane, Rainworth
Metacre Limited (Northern Trust Limited)

Allocation Ra/E/1 represents the employment allocation within Rainworth. The designation is entirely compatible with Core Strategy Policies MFA O2 and SP1 which seek to encourage sustainable housing and economic growth in the settlements on the Mansfield Fringe to complement Mansfield's role as a Sub-Regional Centre, support the Sherwood Growth Zone and to increase the self-sufficiency of the Mansfield Fringe Settlements. In addition, Core Strategy Policy SP1 identifies Rainworth as a Service Centre which has a range of local facilities, including a secondary school, good public transport and local employment.

The site will benefit from a direct access of the A617 which will be desirable to the market for this type of premises and will reduce large heavy vehicle movements through the town. The site also falls within Flood Zones 2 and 3 and therefore it is appropriate to locate less flood sensitive uses to these locations.

The site also benefits from planning history for employment uses. In February 2007 outline planning permission was granted under reference number 06/01030/OUTM for 'commercial development inclusive of access road infrastructure'. This was followed with a reserved matters submission under reference number 07/00474/RMAM for 'phase one commercial development comprising of two storey hybrid business units under 06/01030/OUTM'. This reserved matters submission was approved in November 2007. This planning history demonstrates that the site is free from technical constraint when proposed for employment type development.

It is envisaged that this allocation will be implemented on the back of market demand during the plan period.

13. Are the amounts of land allocated for different uses clearly justified? Is there a reasonable prospect of the safeguarded land being used for that purpose within the life of the Plan?

Within Rainworth the allocation of land for differing uses is clear. The use of Safeguarded Land is not directly relevant for Metacre's interests in Rainworth, but could in appropriate circumstances provide additional flexibility for the plan overall.

14. Are the locations identified the most appropriate when considered against all reasonable alternatives?

Land to the East of Warsop Lane, Rainworth
Metacre Limited (Northern Trust Limited)

The current allocations in Rainworth are based on a careful site selection process and there are no alternatives being currently promoted in Rainworth.

Land to the East of Warsop Lane, Rainworth
Metacre Limited (Northern Trust Limited)

APPENDIX 1





KEY

- land at Warsop Lane
- land west of Woodpecker Drive
- existing development
- new residential development
- main access
- pedestrian links / emergency access
- pedestrian links
- new open space
- landscape buffers
- key buildings

SCHEDULE

10.93 ha	combined site area
6.33 ha	residential development
190	number of units
30 dph	density
1.69 ha	public open space including areas for play
1.71 ha	amenity open space (landscape buffers)
1.20 ha	strategic infrastructure

land at Warsop Lane, Rainworth

on behalf of Metacre Ltd

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