

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 – Written Representations

Matter 2 – General Issues

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.

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.

Metacre's involvement with the Examination process is therefore focused on assisting with the demonstration of deliverability and viability of allocation Ra/Ho/2. These written representations therefore need to be considered in this context.

3. Is the Plan consistent with the Core Strategy and is it capable of meeting its objectives?

The Allocations & Development Management Development Plan Document (DPD) must be in accordance with the Newark & Sherwood Core Strategy which was adopted on 29 March 2011.

Core Strategy Policy MFA O2 seeks 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. Core Strategy Policy SP1 identifies Rainworth as a Service Centre which has



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a range of local facilities, including a secondary school, good public transport and local employment.

Core Strategy Policy SP2 identifies a total housing requirement for Newark & Sherwood District between 2006 and 2026 of 14,800 dwellings. The Policy states that 20% of this overall growth should be provided by the Service Centres and that 3% should be directed to Rainworth.

Core Strategy Policy SP4 acknowledges that in order to meet the housing requirement within Rainworth a review of the northern boundary of the Nottingham & Derby Green Belt where it abuts the village will be undertaken as part of the DPD.

The Options Report identifies an overall requirement in Rainworth of 425 dwellings over the plan period of which 3 have been completed and 175 already committed. Therefore there is a requirement to deliver 247 dwellings within Rainworth. Of this 247 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. It is evident from an analysis of the SHLAA that there are no smaller sites that might cumulatively contribute towards the residual requirement of 187 units, nor indeed are there any larger sites within the existing boundary that might be developed without compromising important green spaces.

Paragraph 6.99 of the Core Strategy considers that the settlements in the Mansfield Fringe Area are all closely related to Mansfield Sub-Regional Centre, in terms of jobs, public transport and other facilities. In economic terms the Mansfield Fringe Area has some of the highest unemployment levels in the District (Clipstone) and relatively high levels of long term unemployment (Rainworth and Blidworth). Rainworth and Clipstone are 2 of 5 wards within the District with the lowest level of businesses per 1000 population (NSDC - State of the District Report 2009).

Given the scope of Metacre's involvement in this process, it is therefore considered that Ra/Ho/2 conforms with the Core Strategy. In other Examination sessions we will be putting forward our position with regard to deliverability.

4. Is the Plan based on a sound process of sustainability appraisal including testing of reasonable alternatives, and does it represent the most appropriate strategy in the circumstances?

Accordingly given the above, the allocation Ra/Ho/2 is considered to represent the best alternative available and is considered to be sound.

5. Is the Plan deliverable having regard to viability of allocated sites and the requirements of development management policies?

Metacre are putting forward their evidence on viability and deliverability issues in the relevant sessions which deal with housing and site specific matters. In respect of Ra/Ho/2 it is considered that the allocation is viable and deliverable.

6. Is there sufficient flexibility to cope with changes to individual sites which might render them undeliverable for the purposes envisaged by the plan?

Allocation Ra/Ho/2 is a deliverable allocation and is largely free from technical constraint. It is therefore considered that there is no technical constraint which could prevent this site from coming forward as envisaged.

7. Are appropriate arrangements in place to ensure proper monitoring of the Plan?

The monitoring of the delivery of allocation Ra/Ho/2 will be straight forward based on analysis of planning records, building regulation records, Council Tax records and visual inspections.