

# **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**

##### **Matter 5 – Site Specific Issues**

###### **Introduction**

We act on behalf of Metacre Ltd, 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 ft<sup>2</sup> 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.

##### **Mansfield Fringe Area**

**27. Do the policies include adequate and appropriate safeguards with regard to the potential effects of development on the Green Belt, biodiversity, historic environment and flooding? Has satisfactory provision been made in respect of transport and other infrastructure requirements?**



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Allocation Ra/Ho/2 proposes the removal of the land from the Nottingham – Derby Greenbelt as is standard practice with allocations of this nature. Accordingly, Policy Ra/Ho/2 then requires the preparation of a comprehensive masterplan for the site setting the broad locations of the development and phasing. The policy requires the inclusion of a strategic landscape buffer to the south and west of the site to minimise the impact of the development on the Greenbelt. It is therefore considered that the policy contains sufficient safeguards to ensure that the effects of the development on the Greenbelt are minimised.

The policy does not contain a specific requirement to undertake biodiversity / ecological work. However, the site is not particularly sensitive from this perspective and there are no statutory designations of relevance in the close proximity. For completeness Metacre have undertaken ecological studies which have demonstrated that the site is of low ecological value and there are no significant impediments to the site coming forward for development. The proposals will also offer the opportunity to enhance biodiversity within the site and in surrounding locations such as Tippings Wood. Further details will be formally submitted at the planning application stage.

The policy does include a requirement for post determination archaeological mitigation measures. This usually takes the form of a 'watching brief' type requirement. Metacre have undertaken a Cultural Heritage Assessment which has confirmed that the potential for archaeological remains of significance is low and there are no heritage assets of significance in close proximity to the site.

The policy requires the provision of the positive management of surface water to ensure there is no detrimental impact on surrounding properties or the wider settlement. The policy also requires the provision of sufficient capacity within the public sewer system to accommodate the proposed development. Metacre have undertaken initial technical work which has demonstrated that sufficient capacity within the sewer system currently exists and that an appropriate SUDS system can be accommodated as part of the development proposals.

The policy contains a requirement that for a development of more than 150 dwellings will require the identification of a second point of access. Metacre have undertaken their own technical work on this aspect and have designed a principal access point on to Warsop Road which can accommodate the development of the entire allocation. In addition, a secondary access point to Tudor Crescent will serve the allocation. It is Metacre's commercial interests to achieve this. Initial pre-application discussions have also taken place with the Highway Authority on this basis. The detailed design will be worked up as part of the planning application and S278 processes,

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but it is not envisaged that there will be any insurmountable issues in gaining access to the entire site. The secondary access points to Woodpecker Drive will be for pedestrian, cycle and emergency purposes only.

**28. Are the housing sites deliverable given the requirements of the Core Strategy policies relating to affordable housing and the development management policies set out in the Plan? Is the amount and type of retail/employment development justified and deliverable?**

As set out in Matter 3, the Council's Viability Assessment is based on a rate of an affordable housing rate of 40%. The Core Strategy and SPD set out a rate of 30%. We have previously identified this as the principal source of the Council's identified non viability.

Policy DM3 does include a mechanism whereby following a robust justification of non viability could result in lower contributions or thresholds being set. However, the inference in the policy is that this would be the exception rather than common practice. However, the continuing economic conditions are not going to significantly improve during the first five years of the plan and therefore the policy should reflect this and recognise that for housing sites to come forward a much lower level of affordable housing and other contributions should be normally required.

Whilst initial pre-application discussions have indicated that the Council want to be flexible and pragmatic in respect of viability issues, the policy should also make this clear. In due course, Metacre wish the planning application to be as policy complaint and therefore least risky as possible. However, it is clear that the full extent of the affordable housing policy will not be met as to do so would make the development unviable.

The fact that the Mansfield Fringe area is excluded from CIL liabilities is significant and highly helpful in contributing towards viability of these sites.

**29. Have the policies for Blidworth been prepared positively in terms of the duty to cooperate with neighbouring planning authorities and is this ongoing. How do the policies relate to plans and strategies of neighbouring local authorities?**

We have no comment to make in respect of this matter.