

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 6 – Development Management Policies

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 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.

30. Are the policies consistent with the National Planning policy framework and the Core Strategy?

In so far as Metacre's participation in this process is concerned, the broad thrust of the DPD is consistent with the NPPF and Core Strategy.



31. Are they aimed at positively promoting the strategy that the Council is seeking to implement?

In so far as the policies for Rainworth are concerned, the approach that the Council have adopted is consistent with the advice in the NPPF and the existing policies in the Core Strategy.

32. DM3 – this policy affects a number of other policies within the Plan including site allocations and policy DM2. Is it based on up to date information? If not, how does this affect the viability of sites in the current market conditions? Does it comply with the NPPF paragraphs 203 – 205 relating to planning obligations and CIL regulation 122?

Policy DM3 seeks to secure developer contributions from developments which meet defined thresholds. It makes reference to an SPD and refers to viability testing in order to secure non provision of such contributions.

This policy does need to be more flexible than as currently drafted. The policy needs to strike a balance between securing appropriate contributions sufficient to make the particular development proposals acceptable versus not being overly onerous to the extent that development does not happen or is delayed. These competing demands and therefore the balance are also likely to change significantly during the Plan period from the current very difficult economic circumstances to higher levels of economic and development activity as the Plan progresses. In other words flexibility is the key to the successful working of this policy.

The drafting of the policy needs to be such that economic viability considerations are at the heart of the policy rather than it being an add on. Applicants wanting to bring forward a sensible development proposal should not have to be arguing 'special circumstances' in order to reduce the level of contributions to viable levels. Policy DM3 should be a tool to assess viability rather than it being used as a policy to be overcome.

The key tests as set out in NPPF paragraph 204 should be contained in the policy or the supporting text.

There also could be scope to combine DM2 and DM3.