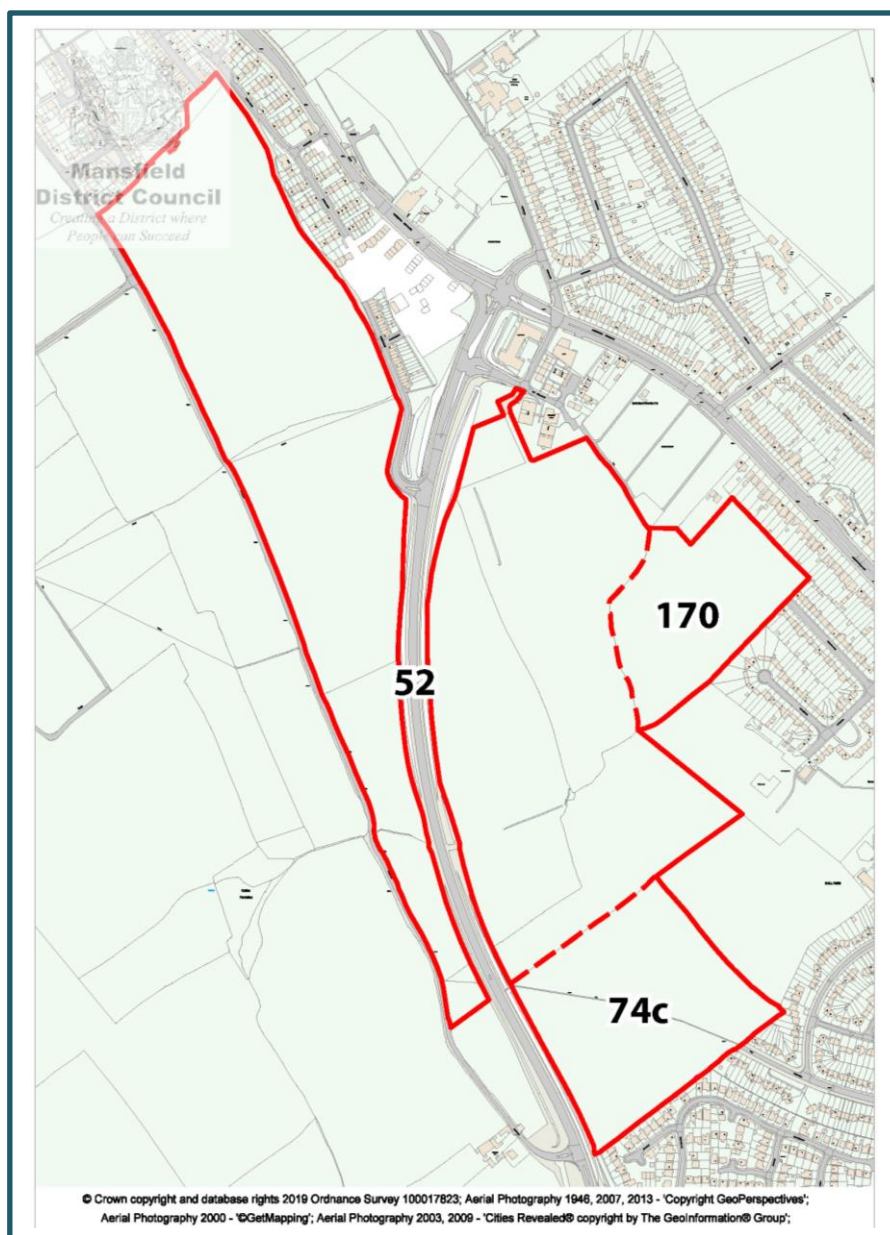


Statement of Common Ground: Pleasley Hill Farm



Site Information			
Location:	Pleasley Hill Farm	Settlement:	Mansfield
Ward:	Bull Farm and Pleasley Hill	Land Type:	Greenfield
Local Plan Ref:	SUE1	HELAA Ref:	52, 74c & 170
Within Urban Boundary:	No	Expected Capacity:	925 new homes (including retirement accommodation), A care home New local centre A minimum of 1.7 ha (developable area) of mixed employment uses.

			There is also land available for a petrol filling station, nursery and gym
Site Area (ha):	41.81	Developable Area (ha):	39.65

AVAILABILITY

There is an agreement between the landowners to work together to ensure that the two sites provide pedestrian connectivity and compatibility of the layouts where they abut. The signed letter is at Appendix A.

Site – 170 Land off Wharmby Avenue

The land is owned by Dunthorne & Morley who is represented by Claremont Planning Consultancy.

Sites 52 and 74c

Helier Limited have a controlling interest in sites 52 and 74c and fully intend to bring the site forward to develop both the employment land and residential land with partners.

There are agreed terms with CWC Limited to develop the employment land. CWC are engaging with potential end users to inform the design of the employment land.

Helier are also working with three major house builders who have agreed in principle to deliver the site subject to allocation in the Local Plan and gaining planning permission. Letters of support are included at Appendix B.

STAGE

Sites 52 and 74c

An EIA screening opinion (2019/0127/SCRE) was submitted on 4 March 2019 where it has been concluded that an EIA will be required. An outline application is expected to be submitted in July/August 2019.

Site 170 - Land off Wharmby Avenue

No application has been submitted for the site.

PROJECTED PLAN

Stage	Expected start date
EIA Screening (if required)	Submitted 04/03/2019
Submission of Outline Planning Application	Summer 2019
Agreement of s106	Early 2020
Submission of Reserved Matters Application	Spring 2020
Discharge of Conditions	Autumn 2020
Opening up Works	Spring 2021
Construction of first dwelling	Spring 2022

Site 170 – Land off Wharmby Avenue

Stage	Expected start date
EIA Screening (if required)	Winter 2023
Submission of Outline Planning Application	Summer 2024
Agreement of s106	Winter 2025
Submission of Reserved Matters Application	Summer 2026
Discharge of Conditions	Winter 2026
Opening up Works	Spring 2027
Construction of first dwelling	Spring 2028

A much more cautious approach to delivery has been taken for the delivery of site 170 as no house builders have currently been identified to deliver the site and there are a number of sites already within the vicinity mainly Penniment Farm that is currently under construction. If the site were to come forward more quickly than set out in the below trajectory this would be supported by the Council. These delivery timescales have not been agreed with the site promoter but have been included to present the full picture of the site.

52 and 74c (Pleasley Hill Farm)

Housing

YEAR	Pre-18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Post Plan Period
Annual Delivery	-	-	-	-	-	15	30	50	60	75	75	75	75	75	54	50	165
Cumulative Delivery	-	-	-	-	-	15	45	95	155	230	305	380	455	530	584	634	799

It is expected that 634 homes will be delivered within the plan period, and 165 post plan period. Given the size of the site the phasing plan at Appendix C has been submitted.

Site 170 – Land off Wharmby Avenue

Housing

YEAR	Pre-18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Post Plan Period
Annual Delivery	-	-	-	-	-	-	-	-				10	25	25	25	25	15
Cumulative Delivery	-	-	-	-	-	-	-	-				10	35	60	85	110	125

It is expected that 110 homes will be delivered within the plan period, and 15 post plan period.

KNOWN INFRASTRUCTURE REQUIREMENTS

The following infrastructure requirements are stated in the Mansfield District Local Plan (20013-2033) for this site:

- an appropriate buffer to the adjoining employment development and Pleasley village to the north;
- a network of green infrastructure linking to nearby local wildlife sites (Cotton Plantation and Pleasley Hill Pastures), and the existing public rights of way;
- adequate SuDS along the existing flooding routes, including enhancing ecological connections with the adjoining natural spring and local wildlife site;
- on-site open space and play facilities in locations which are accessible from surrounding areas; and
- the protection of areas of archaeological significance informed by a Geophysical Survey.

Contributions will be required to mitigate the impact of development on the following junctions:

- Chesterfield Road/Debdale Lane;
- Kings Mill Road/Beck Lane/Skegby Lane/Mansfield Road ; and
- A6191 Chesterfield Road/A617 MARR Pleasley.

It should be noted that the Local plan needs to be read as a whole. Future planning applications will need to be supported with sufficient information to help the council make an informed assessment of the potential impact and help to secure the necessary supporting infrastructure.

SIGNATURES



CONSULTANT ON BEHALF
OF HELIX LIMITED.

ATTACHMENTS

Helier Limited
Millennium House
Victoria Road
Douglas
Isle of Man
IM2 4RW

Katie Mills
Team Leader Planning Policy
Mansfield District Council
Civic Centre
Chesterfield Road South
Mansfield
NG19 7BH

26 June 2018

Dear Sirs,

Re Land at Pleasley, Mansfield


We write, to confirm Helier Limited, owner of a controlling interest in the land edged red on the attached plan and Dunthorne & Morley, owner of the land edged blue on the attached plan, have agreed to explore opportunities to co-operate in the preparation of a comprehensive delivery strategy in respect of the identified development area at Pleasley, Mansfield.

Whilst both parties intend to procure their sites independently by way of the provision of their own technical reports, planning submissions and timescales, we agree on the merits of attempting to agree a strategy in advance in respect of pedestrian connectivity, utilities and compatibility of the layouts where they abut.

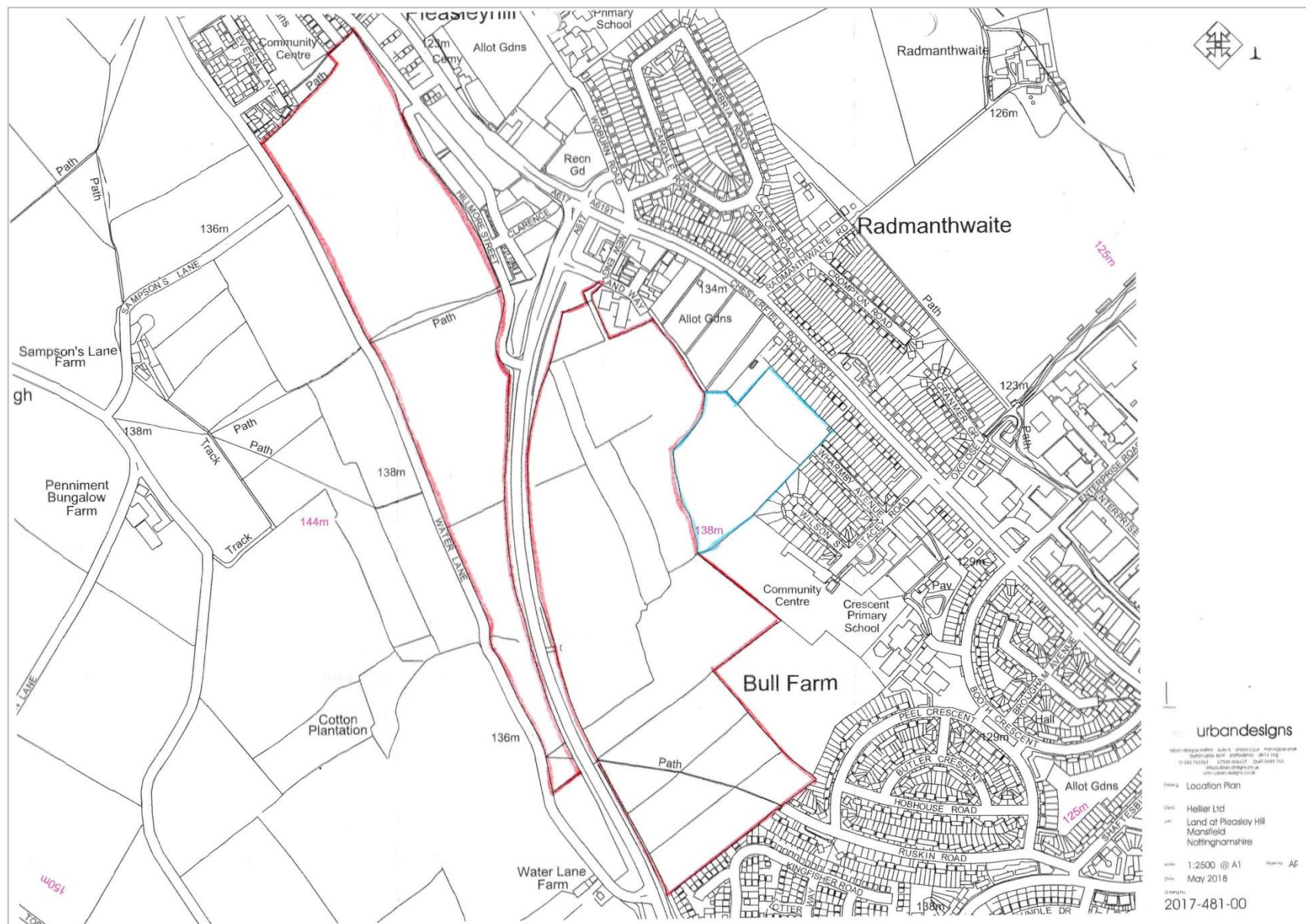
Yours faithfully,



David Winterbotham
Consultant – Helier Limited



For & On behalf of
Dunthorne & Morley



Redrow Homes East Midlands

5 Riverside Court
Pride Park
Derby DE24 8JN

Tel: 01332 205200
Fax: 01332 340422
Email: eastmidlands@redrow.co.uk
Website: www.redrow.co.uk

Tuesday 30th April 2019

To Whom it May Concern

RE: Land at Pleasley, sites 52 and 74C.

I write to confirm that we are fully aware of the proposed development at Pleasley which we consider to be a highly sustainable location for development and which would be potentially suitable for our 'Harwood Range' of dwellings in meeting the local housing needs.

Should the site be allocated within the Local Plan and following the grant of Planning Permission we would be interested in considering the purchase of suitable phases within the site to facilitate the early delivery housing completions.

Yours sincerely



Land Director

Redrow Homes East Midlands Ltd.

Avant Homes Central
Unit C3 & C4 Holmewood Business Park,
Holmewood,
Chesterfield,
S42 5US

30th April 2019

Without prejudice & Subject to Contract

RE : Land at Pleasley, Mansfield – (52 & 74C) of the proposed allocation.

To Whom it may concern,

We write in support of the above proposed allocation. Pleaseley and the surrounding villages has seen very little development opportunities over the former years, its geographical position and overall connectivity is an ideal location for new home owners from both a local and regional perspective.

We have been aware of the proposal for some time and have been liaising with Helier Limited on the progress of overall residential scheme.


If the development is successfully allocated, within the Local Plan, Avant Homes consider this site would fit in well with their portfolio and would look to acquire a phase of the residential allocation.

Avant Homes are one of the UK's leading privately-owned house builders. Our homes have established a reputation for innovative design and high specification. Operating in Scotland, the North East of England, Yorkshire and the Midlands, we have five offices across the country and employ over 600 people.

As a progressive, responsible homebuilder, we have a commitment to the communities we build in, and the people that live within them. As such, our focus is firmly on quality, attention to detail and the local area.

From our Central regional office, based at Holmewood, Chesterfield we have successfully developed several design led schemes across the Derbyshire and Nottinghamshire regions and we are currently developing sites at De Rhodes Point, Woodthorpe; Klyppr Village,

Avant Homes (Central), Unit C3 & C4, Holmewood Business Park,
Holmewood, Chesterfield S42 5US



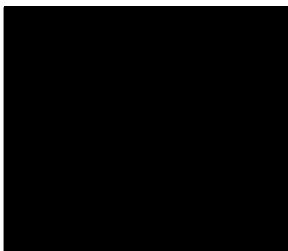
T: 01246 511800
avanthomes.co.uk

GOOD. BETTER. DIFFERENT

Clipstone; Babington Quarter, South Normanton and have recently acquired land in Carlton in Lindrick and Chesterfield Waterside.

The above opportunity is therefore central to our operating region and would be certainly considered as part of our overall portfolio of developments.

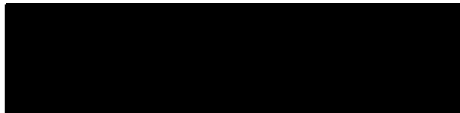
**For and on behalf of
Avant Homes**



Land Manager

M:

E:



Avant Homes (Central), Unit C3 & C4, Holmewood Business Park,
Holmewood, Chesterfield S42 5US

T: 01246 511800
avanthomes.co.uk

GOOD. BETTER. DIFFERENT



COUNTRYSIDE

Places People Love

To whom it may concern

24 April 2019

Dear Sirs,

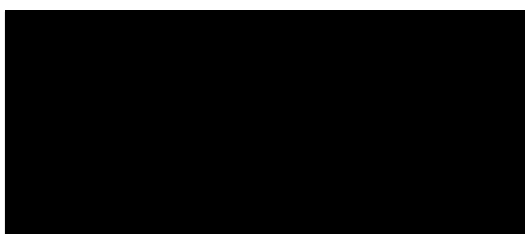
Re: Land at Pleasley, sites 52 and 74C – Subject to Contract

We write to confirm that Countryside Properties Plc have been working with both Helier Limited and their consultants in the development of the residential phases of the proposed masterplan for sites 52 and 74C at Pleasley ("**Site**").

We would also confirm that Countryside Properties Plc have an in-principle agreement with Helier Limited to acquire certain of the residential phases, should the Site be allocated within the Local Plan and gain planning permission

We believe that the Site would create an ideal location for sustainable new homes for the future and we would also welcome the opportunity to contribute to the delivery of the Site with the Countryside Properties product.

Yours sincerely





**Clowes Developments
(UK) Limited**

Ednaston Park
Painters Lane
Ednaston
Derbyshire DE6 3FA

t / 01335 360353
e / enquiries@cw-group.co.uk

cw-group.co.uk

Dear David

Statement of intent – Pleasley Hill Farm, Pleasley.

CWC Group have been working with yourselves on the promotion of the land at Pleasley Hill with an eye to bringing forward the commercial element of the scheme using our vast experience of not only industrial, but mixed use schemes as well, as detailed below. Upon receipt of an allocation we would look to put together a comprehensive planning application using a tried and tested collection of consultants to work with Mansfield District Council allowing a smooth delivery of the site.

Résumé

The CWC Group was founded over 50 years ago by the Chairman, Charles W Clowes. Charles, who passed away in early 2015, established a strong and resourceful team within a resilient corporate structure, built on a family of focused and dedicated companies. His son David is now taking the Group forward as the new Chairman.

The flexibility provided by this structure, together with prudent and entrepreneurial management, has delivered strong year on year growth, even through recessionary periods. This has provided a sound financial platform for the Group to take up opportunities through its own resources as and when they arise.

The CWC Group is one of the strongest and largest privately owned property development groups in the UK. The Group is well placed to meet the challenges and opportunities over the next 50 years.

The Group has 130 sites nationwide and a land bank of over 3,000 acres. <http://www.cw-group.co.uk>

Directors / David Clowes (Chairman), Andrew Bock BSc MRICS, Ian Dickinson BA ACA, Paul Shanley MBA MRICS, Gordon Arthur BSc FRICS, James Richards, Ralph Jones MRICS, Marc Freeman BSc (Hons) MRICS, Robert Hepwood BSc (Hons) Dip.TP MRTPI MRICS

Registered address / Ednaston Park, Painters Lane, Ednaston, Derbyshire DE6 3FA

Registered Company No. / 00819793
VAT No. / 558 3396 05



Major commercial, industrial and distribution sites

East Midlands Distribution Centre, Castle Donington, Leicestershire

A 2.6 million sqft National Distribution Centre at the heart of the UK. EMDC offers a multi-modal Distribution Centre with excellent access to national and international markets. The roads, services and railhead infrastructure have been completed and all of the plots are ready for immediate development. The Group has completed a 1 million sqft unit for Marks and Spencer for their flagship distribution centre. There are a number of other smaller owner occupiers and tenants on the site with all completed units occupied.

Castlewood Business Park, Junction 28 - M1, North Nottingham

All infrastructure has been completed and plots formed ready for development on this 120 acre site. Units have been built for The Co-operative Group, Meridian Lightweight Technologies, Midland Aerospace, Bombardier, Parker Knoll and UDG/Alloga totalling over 950,000sqft with space remaining for a further 1.2msqft of development.

GSK, Dartford (Capacity)

A former manufacturing facility purchased from GSK in May 2013. This brownfield site has been cleared and a new access road built. A 132,000sqft unit has been completed for TNT and 2 housing plots and a school site have been sold.

Tournament Fields, Warwick

A partly completed office and commercial park purchased in December 2012. We have completed 3 new units since acquisition to add to the 8 office blocks and 2 commercial units already built. A further 20 acres is still available for development. A 25,000sqft unit is in build for Geberit.

Dove Valley Park, Foston, Derby

Dove Valley Park is a 200 acre industrial/distribution development located on the A50 - M1/M6 Derby/Stoke link road at Foston. The park has outline planning permission for 2.3m sqft of business space. Existing occupiers include JCB, Kuehne & Nagel, Dairy Crest, Futaba Industrial (UK) Ltd and Truma (UK) Ltd. On site infrastructure and all mains services are installed. A speculative 118,000 sqft unit is complete and under offer.

South Wales - Town Centre Development

A 12 acre site in the Welsh Valleys purchased in March 2012. The site was highly contaminated with asbestos from partly demolished industrial buildings. We have cleared and de-contaminated the site and have now obtained planning permission for 8 acres of residential and 4 acres of roadside leisure/retail development.



Didcot A, Didcot Power Station, Oxfordshire

We completed the purchase of the cleared Didcot A site (116 acres) on 19 December 2014 from RWE Npower. An outline planning consent has been granted which includes a mixed-use development of 400 houses, employment, retail, a pub/restaurant, a hotel, and offices. We are building a 242,000sqft distribution unit currently.

Scotland

Canderside Toll

Canderside Toll is an industrial/distribution development located at Junction 8 of the M74, some 20 miles south east of Glasgow. It has one major blue-chip tenant occupying a purpose built 10.8 acre facility. The remaining 8.2 acres is available for third party development for distribution use in this superb location.

Ardersier

A 790 acre site formerly the McDermott Shipyard purchased in 2016 and consented for up to 2000 houses. We are working on transfer of consents to dredge the harbour for operational use.

East Kilbride

A 35 acre site formerly the Motorola Microchip manufacturing facility, purchased in 2011. The existing buildings have been demolished in stages. 69,000sqft of grade A offices have been retained and leased back to the previous owners. The site is zoned for commercial, industrial development but could suit residential use.

Kilmarnock

A 40 acre site with 800,000 sqft of derelict buildings has been cleared and engineered land raising completed. The first phase of housing is on site with further land raising ongoing for phase 2.



Residential Projects

Boulton Moor, Chellaston, Derby

A joint development with Bellway where we have assembled land holdings of circa 520 acres over several years. We have obtained planning for phases of 200 and 800 dwellings on green wedge land. We have assisted the local authority in formulating their Core Strategy to ensure it is robust on housing number supply prior to Public Examination stage. Planning consent for the first phase has already been received and the site is being built out by Bellway.

Castle Donington, Leicestershire

A joint development with Miller Homes, this development is the culmination of a land assembly over a number of years. We have obtained planning for circa 900 dwellings plus 24 acres of light industrial/commercial development. We will be required to build a new relief road around the village as part of this development. Start on site expected late 2016.

Christies Warehouse, Nine Elms, London, SW8

Planning consent for 500+ residential units was achieved in June 2014 as part of the wider development of the area on the South Bank of the river between Vauxhall and Battersea. The site is adjacent to the new American Embassy and the new Nine Elms tube station. The site was sold to Bellway in December 2014.

Fairham Pastures, Nottingham

Planning subject to 106 for 3,000 houses and 1m sqft of B1, B2 and B8 development south of Clifton, Nottingham. This is a key site for Rushcliffe Borough Council and sits along side the newly dualed A453 dual carriageway that acts as a gateway for Nottingham.

I trust this gives you comfort on the Group's ability to help delivery this scheme.

Yours sincerely


Surveyor
CWC-Group

