



Red Book
Scale: 1:1000
Apply and Professional Stamp
10th Aug 2018

Herridge Farm

Issues
Working Area
(Please fill)

Wood Head

Deliverability

Rail Reversing Leg Safeguarded Route

Policy LPA 10 seeks to ensure the safeguarding of land at Parkside West to enable the future development of an SRFI at Parkside East. The Safeguarded Land will support the delivery of a rail reversing leg. An area of Safeguarded Land is identified on the Policies Map. Parkside Regeneration LLP are fully supportive of the policy requirement to Safeguard Land to support the delivery of a Rail Reversing Leg in conjunction with the development of the SRFI on Parkside East (7EA).

Parkside Regeneration LLP's representations highlighted that the Safeguarded route shown on the Policies Map differed to the alignment of the route within the planning application, where the alignment is based on robust evidence and design work by Arup. In order to ensure that the Plan is sufficiently flexible and supportive of alternative alignments which would not prejudice the delivery of the SRFI, Parkside Regeneration LLP consider that it is appropriate to Modify criterion 4 of policy LPA. The suggested Modification to LPA 10, criterion 4 is as follows:

"That part of the site 7EA which falls to the west of the MÓ is safeguarded from all forms of development unless it can be shown that such development within it will not prejudice, or so that it may provide, effective and deliverable future siding facilities in connection with the development of an SRFI or other rail-enabled development within the part of the site which falls to the east of the MÓ (see policies map)."

Approach to Delivery

Parkside Phase 1

The site ownership is held in freehold by Parkside Regeneration LLP. As demonstrated within the Site Deliverability section there are no known constraints that would preclude the development of the Parkside West site. The site owners have fully costed the infrastructure necessary to open up the site and have access to the requisite financial resources to deliver the scheme and to deliver serviced plots to the market. Parkside Regeneration LLP also have the facilities to develop the site to suit end user requirements or speculative units.

The scheme has been designed to be capable of being delivered in 2 phases to ensure that development of the site can come forward quickly and effectively. The scheme's viability has been fully appraised, with both phases considered viable in their own right. Phase 1 has been designed to operate within the area's existing infrastructure capacity, with some improvements where necessary to mitigate against Phase 1 impacts. Crucially, Phase 1 can be delivered independently of the Parkside Link Road, and thus is capable of coming forward in advance of the Link Road. Should the link road not be delivered at the same time as Phase 1, the initial section of the Link Road will be delivered as part of the Phase 1 infrastructure. Close coordination with the PLR team will continue to ensure that the delivery of Phase 1 infrastructure and the PLR can occur simultaneously, subject to permission being granted.

Parkside Phase 2

As previously indicated, Phase 2 of the scheme has been assessed and is considered viable. There are no known constraints that would preclude the delivery of Phase 2. The transport assessments that have been undertaken to date indicate that in order to support the development of Phase 2, along with Phase 3 (ZEA, Parkside East), delivery of the Parkside Link Road is required. The timing of the delivery of Phase 2 is therefore dependent on the timing of the delivery of the PLR.

The PLR is subject to a current planning application and 'Call In'. Funding is confirmed to support the delivery of the PLR subject to planning permission being granted. If the Secretary of State supports the PLR, it can move forward to construction immediately. Parkside Regeneration LLP are committed to progressing the Parkside West Phase 2 application to follow on from the Phase 1 scheme. Initial masterplanning and "baseline" environmental work for Parkside Phase 2 site has been undertaken to facilitate this.