Note on Employment Land at Waverley
Rotherham EIP, 15th May 2014

Policy CS1 states that approximately 42 hectares of employment land will be developed at Waverley.

The landowner, Harworth Estates, has confirmed that this amount of employment land simply does not exist at the site.

Plan 73-h2-08 shows in purple the undeveloped land that remains at the Advanced Manufacturing Park which could come forward for employment use as follows:

- AMP Plots 1, 2, 3, and 4 = 6.8 acres (these plots from part of R-evolution Phase 2 and have planning permission for employment use).
- AMP Plots 5 and 6 = 4 acres (these plots are currently vacant)
- AMP Plots 25 and 26 = 22 acres (these plots are currently vacant)
- RR Plot 2 = 9.9 acres (Rolls Royce has planning permission on this plot for employment use)
- RR Plot 3 = 15.1 acres (Rolls Royce has planning permission on this plot for employment use)
- TOTAL = 57.8 acres or 23.4 hectares

Harworth Estates has had discussions with senior officers at RMBC regarding the potential for the Highfield Commercial land (located between Waverley New Community and the AMP and comprising Plots HC1a-H5) to come forward for non-employment uses (including housing, retail and hotel uses). Plot HC6 forms part of the Waverley New Community and already has consent for housing. It is the landowner’s intention to deliver housing on this plot. This leaves the remaining plots:

- HC.1a, HC 1b, HC3 and HC4 = 18 acres
- HC5 = 4.8 acres remaining vacant after the Marstons pub has been built
- TOTAL = 22.8 acres or 9.23 hectares
- GRAND TOTAL = 80.6 acres or 32.6 hectares
These figures show that the **maximum** amount of land that may be delivered at Waverley for employment is 32.6 hectares, significantly less than the minimum 42 hectares referred to in Policy CS1.

It is Harworth Estates position that the amount of land delivered for employment is expected to actually less than this – a minimum of 23.4 hectares as indicated above.

Accordingly, it is requested that the Policy CS1 is amended to reflect this realistic minimum amount of 23.4 hectares, or, alternatively that a range of 23.4 hectares to 32.6 hectares is referred to in the Policy.