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National Planning Casework Unit  
5 St Philips Place  
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Dear Sirs

### **Objection to the London Borough of Havering (Rainham and Beam Park Housing Zone Regeneration Area) Compulsory Purchase Order 2019 Number 1 (The C.P.O.)**

We write in our capacity as Chartered Surveyors acting for Shelfside (Holdings) Limited – formerly Wyldecrest Properties Limited and Best Commercial Properties Limited (hereinafter referred to as 'Shelfside').

We write to object to the Compulsory Purchase Order for the reasons set out in this letter.

#### Introduction

Shelfside Limited is a member of the Wyldecrest Group being a group of private limited companies under the direction of Alfred William Best.

Shelfside Limited is primarily engaged in the renting and operating of housing real estate. Best Commercial Properties Limited is primarily engaged in the buying and selling of its own real estate.

The Wyldecrest Group have an extensive property portfolio with a value in excess of £300 million and profits for the last financial period in excess of £15 million.

The Group has extensive experience in the acquisition, management and development of many different types of property including residential, commercial and residential parks.

#### Relevant interests within the boundary of the Order

Shelfside have property interests affected by the Order as set out below:



CPO Plot	Description	Owner
9	All interests in 1607 square metres of commercial premises known as 35 to 39 (odds) New Road; Community Centre known as 35A New Road and air conditioning unit associated with 41 New Road, Rainham RM13 8DR	Best Holdings (UK) Limited 166 College Road Harrow HA1 1RA
12	All interests in 755 square metres of parking and commercial premises known as Autopro Centre, Walden Avenue, Rainham, RM13 8DS	Best Holdings (UK) Limited 166 College Road Harrow HA1 1RA

### Shelfside Operation

Shelfside are in principle supportive of the Rainham and Beam Masterplan and are pleased to see further regeneration of the area.

Shelfside holds freehold interests in the above properties and rent the land and buildings to a variety of occupiers.

Shelfside have implemented a policy with the intention of being able to obtain vacant possession of the site to facilitate redevelopment. This policy existed prior to the making of the Order.

The Wyldcrest Group are engaged in property investment, asset management and development. As such, the site defined as NR10 in the Acquiring Authority's scheme is identified by Shelfside as a short to medium term development prospect as demonstrated by Shelfside's policy of co-terminus licences and leases which were in place prior to the making of the Order.

### Grounds for objection to the inclusion of the interests in the CPO

1. Paragraph 6.12 Statement of Reasons "*The Council is therefore of the view that there is a compelling case in the public interest for the compulsory acquisition of each and every parcel of land comprised in the order schedule. It is also satisfied that the public interest that is to be served by the development and the wider social, environmental and economic benefits to be realised as a result of the regeneration proposals outweigh the necessary interference with the private rights*". Shelfside do not accept that there is a compelling case in the public interest to make a Compulsory Purchase Order in respect of NR10 for the reasons set out below.
2. The Rainham and Beam Planning Framework extends to an area in excess of the area included within the C.P.O. It is acknowledged at paragraph 3.2 Statement of Reasons that "*A number of major sites which are not included within the Compulsory Purchase Order will be brought forward by housebuilders*". There is an inconsistency arising from the inclusion of NR10 in the C.P.O. given its ownership by Shelfside and occupation profile. There is no justification for the inclusion of a site of such importance in the C.P.O. as its regeneration will be delivered by the owners/private sector within the life of the master plan.





3. The wider Rainham and Beam Park Housing Zone Regeneration Area has already been commenced delivering improvements to social and physical infrastructure and development of residential properties. An example being the Beam Park Site almost directly opposite. NR10 is not required to deliver the infrastructure associated with the wider scheme and will be redeveloped with residential properties without the intervention of the public sector or the use of powers of compulsory purchase.
4. Nine separate outline planning applications have been submitted. Outline planning permission was granted in September 2018 on NR10. This demonstrates that there is no planning impediment to Shelfside bringing forward the site for residential development.
5. It is stated that there will be 8 phases of housing development as a consequence of the C.P.O. and that construction of NR10 will be commenced in June 2022 with completion in July 2023. This is a construction timetable which Shelfside in association with the Wyldecrest Group can deliver without the need for public sector intervention.
6. NR10 represents a definitive site capable of comprehensive redevelopment in isolation. NR10 is prominent within the streetscape, the alignment of Manor Way to cross the east west section of the Fenchurch Street to Southend railway line means that it is descending in a northerly direction to meet New Road. There is an opportunity to redevelop the site to maximise its prominent location as a backdrop to the junction of the two roads. An opportunity exists for ground floor business users compatible with residential amenities. Shelfside are aware of this opportunity and do not believe that the design as proposed fully explores the elements of NR10. There are certain occupants in the vicinity who could be relocated in this site.
7. The Rainham and Beam Planning Framework is essentially a linear scheme and is interspersed with a number of uses which will not be wholly regenerated giving rise to a varied streetscape into which NR10 if redeveloped in isolation would fit without creating the impression of piecemeal redevelopment.
8. NR10 displays the following attributes which are considered to be advantageous to a redevelopment site:
  - Flat topography.
  - Highway capacity on A1306 following the A13 bypass.
  - Generally rectangular main road frontage with side road access providing defined plots for redevelopment.
  - Mains services available adjacent to public transport routes.
  - No special heritage or other designations.
  - Not constrained by the floodplain.
  - The ownership is known.
  - The surrounding location has been the subject of investment or ongoing investment which will enhance local amenities such as a school and railway station.

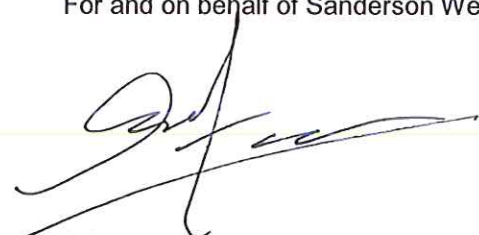


9. Paragraph 1.2 of the Statement of Reasons refers to the master plan which was published in 2016 and was stated to have a delivery period of 10 to 15 years. Paragraph 1.10 states "*The scheme is to be delivered through a phased programme of development*". It is suggested that the use of powers of compulsory purchase in respect of NR10 is premature given the delivery timetable set out in the master plan and the acknowledgement that the scheme will be phased. The Authority should focus resources and effort on the improvement of infrastructure and amenities as a catalyst for regeneration of the area by the private sector.
10. Shelfside express concern with regard to the deliverability of the scheme arising from financial viability. At paragraph 5.28 the definition of a positive return in accordance with RVPR financial strategy is not defined thus there is doubt with regard to viability and deliverability.
11. Shelfside do not accept the statement made in paragraph 10.2. Insofar as it is speculation that redevelopment of NR10 in isolation would be "*Poor quality and piecemeal, consequently failing to deliver the required mix, tenure or topology necessary to meet the objectives of the housing zone*".
12. It is asserted that powers of compulsory purchase do not need to be used to avoid "*poor quality and piecemeal development*". Indeed, this can be achieved by use of the planning system.

#### Summary

A CPO should only be made where there is a compelling case in the public interest and the acquiring authority must be able to demonstrate that there are sufficient compelling reasons for the powers to be sought at this time. Analysis of NR10 demonstrates that there are no significant impediments to its redevelopment and that it is largely under the control of an experienced and well-funded group of property companies willing and able to deliver the regeneration of the site. To this end the objector concludes the inclusion of the interests in the C.P.O. to be unjustified and seeks removal of the interests from the C.P.O.

Yours faithfully,  
For and on behalf of Sanderson Weatherall LLP



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