

Written statement of a non-key officer decision
Director for economy, communities and corporate

Title	Ross Enterprise Park, Model Farm Development Arrangements
Decision maker	Director for economy, communities and corporate
Date of decision	8 May 2018
Report exemption class	Open
Purpose	To agree arrangements for progressing the development of Ross Enterprise Park.
Decision	That: a detailed appraisal for the development of Ross Enterprise Park, Model Farm, to include preparation of detailed designs/proposals, the discharge of all planning conditions, procurement preparation and other appropriate preliminary work be undertaken at a cost of not more than £175,000.
Reason for the decision	As set out in the report. Documents relating to this decision are available at http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?IId=50025806
Consultation	Political Groups Management Board
Options considered	<ol style="list-style-type: none"> 1. Do nothing: Do not develop the enterprise park and allow the market to meet the employment need of the Ross on Wye locality. This option has been discounted as there is an observed market failure for the delivery of new employment space of any scale within Herefordshire. The opportunity to obtain the benefits of the scheme would be lost. 2. Utilise an alternative delivery model: No other viable delivery models have been identified, that would secure high quality employment uses at the site. The proposed development model has been used with success at Skylon Park, Hereford Enterprise Zone. Efforts have been made to secure gap funding and Enterprise Zone status from Her Majesty's Government and the Local Enterprise Partnership without success. The site in its current condition has been marketed to investors through the council website, the Economic Vision and other investment opportunities without

	any interest from the market
Declarations of interest	
Call-in expiry date (decisions are not subject to call-in where special urgency provisions apply)	14 May 2018

<p>Officer:</p> <p>Director for economy, communities and corporate (Geoff Hughes)</p>	<p>Date 8 May 2018</p>
---	------------------------