

# COLLINS

# ENGINEERING LTD

STEEL FRAMED  
BUILDINGS &  
FABRICATION

30<sup>th</sup> July 2008

FAO Russell Pryce  
Planning Department  
County of Herefordshire District Council  
Planning Services  
PO Box 230  
Hereford  
HR1 2ZB

Dear Russell,

**Your Ref: DCCE2008/1613/F**

With reference to your letter dated 21<sup>st</sup> July I reply by confirming that our FRA crossed in the post and I hope you have it now.

With regard to the more difficult issue which relates to planning obligations you say you are able to make an exception if the development becomes unviable once the contribution is required.

On this occasion the robust evidence is very simple. Our clients had not actually exchanged contracts but they had paid the planning fee so that the planning process could proceed in parallel with the purchase process.

When this matter reared its ugly head and I put the figure to them they unhesitatingly refused and said they would withdraw from the deal.

I can only supply you with the back-up by explaining that the purchase of land to construct an Industrial Building on already does not make financial sense in many cases and these decisions are difficult ones.

The reality is that if anyone goes through this process and then, upon completion, was to put their unit on the market, they would be hard pressed to recover their costs. In fact they would do well to recover 80% of their costs. For that reason it is very difficult to raise the capital by normal means to finance such a project, let alone in the difficult times we are experiencing now.

This may help to explain why you are not receiving many planning applications for Industrial Building right now.

HEREFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL

31 JUL 2008

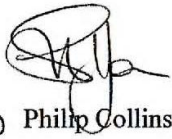
I cannot imagine any Council introducing something which has such a negative effect on the wealth creators of their County then this. I have made the point and I can only do so again.

You have asked me to consider giving you some land freehold for this but I do not want to get on the slippery slope of contributing in any form.

These people are hard working and have a reasonably successful business which employs people. They wish to give these employees better premises with better facilities. They presently travel through Hereford each morning to premises in Sweetmans Yard and Foley Trading Estate. This will take away their need to do that journey over the Wye Bridge. In fact they will be able to travel to work via the new Rotherwas Access Road, helping Hereford's dire traffic problem and you – Herefordshire Council – want to stop them. It is just so illogical!

I must ask you to make a decision on the above facts alone.

Yours sincerely



Philip Collins

cc. Roger Phillips  
cc. John Jarvis

