

5 DCSE2008/0775/O - PROPOSED OUTLINE PLANNING PERMISSION FOR THE REDEVELOPMENT OF EXISTING SITE FOR A MIXED USE DEVELOPMENT INCLUDING BUSINESS/GENERAL INDUSTRIAL (B1 (B,C), B2) AND BULKY GOODS RETAIL (A1) USES AT TRELLEBORG SITE, ALTON ROAD INDUSTRIAL ESTATE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5NB.

For: M. F. Freeman per DTZ, Marchmount House, Dumfries Place, Cardiff, C10 3RT.

Date Received: 25 March 2008 Ward: Ross-on-Wye East Grid Ref: 60686, 23764

Expiry Date: 20 May 2008

Local Members: Councillors PGH Cutter and AE Gray

1. Site Description and Proposal

- 1.1 The site lies within the settlement boundary of Ross-on-Wye and Wye Valley Area of Outstanding Natural Beauty and is allocated as safeguarded employment land in the Unitary Development Plan 2007. It is located on the south-eastern side of Alton Road approximately 0.8 km to the west of the town centre. The site is bordered to the north and south by commercial development, to the east by agricultural land and to the west by Alton Road (C1279) and residential properties.
- 1.2 The site comprises industrial land with an area totalling 2.46 ha. Part of the site has been subject to planning approval for the refurbishment of an office block and general industrial units. The application relates to the remainder of the site and covers an area of 1.27 ha. The application seeks outline planning permission for the redevelopment of the existing site for a mixed-use development including 4 light/general industrial units totalling 2378 sq.m with 69 car parking spaces and 5 retail warehouses totalling 1646 sq.m with 68 car parking spaces. The application is in outline form and seeks approval for scale and access with layout, appearance and landscaping reserved for future consideration.

2. Policies

2.1 Planning Policy Guidance

PPS.1	-	Delivering Sustainable Development
PPG.4	-	Industrial, Commercial Development & Small Firms
Draft PPS.4	-	Sustainable Economic Development
PPS.6	-	Planning for Town Centres
PPG.13	-	Transport
PPS.25	-	Development and Flood Risk

2.2 Herefordshire Unitary Development Plan

Policy S.1	-	Sustainable Development
Policy S.2	-	Development Requirements
Policy S.4	-	Employment
Policy S.6	-	Transport
Policy DR.2	-	Land Use and Activity
Policy DR.3	-	Movement
Policy DR.4	-	Environment
Policy DR.7	-	Flood Risk
Policy DR.13	-	Noise
Policy E.5	-	Safeguarding Employment Land and Buildings
Policy E.8	-	Design Standards for Employment Sites
Policy TCR.1	-	Central Shopping and Commercial Areas
Policy TCR.2	-	Vitality and Viability
Policy TCR.9	-	Large Scale Retail and Leisure Development outside Central Shopping and Commercial Areas
Policy TCR.10	-	Office Development
Policy LA.1	-	Areas of Outstanding Natural Beauty
Policy LA.2	-	Landscape Character and Areas Least Resilient to Change

3. Planning History

3.1	DCSE2008/1975/F	Refurbishment and sub-division of existing office block into 16 partitioned units.	-	Approved 12.09.08
	DCSE2007/3041/F	Outline planning permission for the redevelopment of existing site for a mixed use development including office (B1), manufacturing (B2) and bulky goods retail (A1) uses.	-	Refused 27.12.07
	DCSE2007/1023/F	Refurbishment of existing vacant industrial unit, subdividing it into 11 no. partitioned units, re-clad exterior and raise lower roof height to existing higher roof height on adjoining section. Demolition of some parts to enable parking/loading bays.	-	Approved 05.06.07
	DCSE2006/3972/F	Refurbishment of existing vacant industrial unit, subdividing it into 7 partitioned units, re-clad exterior and raise lower roof height to existing higher roof height to existing higher roof height on adjoining section, demolition of some parts to enable parking and loading bays.	-	Approved 12.02.07
	DCSE2006/2224/F	Refurbishment of existing vacant industrial unit, subdividing it into 7 partitioned units, re-clad exterior and raise lower roof height to existing roof height on adjoining section, demolition of some parts to enable parking/loading bays.	-	Approved 15.09.06

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water has no objection to the proposal subject to conditions regarding foul water and surface water discharges.
- 4.2 Highways Agency has no objection to the proposal subject to conditions regarding the preparation of an updated Travel Plan to reflect the changes in the mix of development and the contribution they will make under the tariff system.

Internal Council Advice

- 4.3 The Traffic Manager has no objection subject to conditions regarding specific details of the design of the layout, the preparation of full travel plans and entering into a Section 106 agreement for improvements to the highway network.
- 4.4 The Economic Regeneration Manager makes the following comments on the application:

“The UDP identifies site as an existing employment site. The proposal for 2378 sq.m. light industrial units is non contentious and is supported. Outline planning permission has recently been granted for 10 ha of employment land at Model Farm, Ross-on-Wye. Whilst the proposal will lead to a small net loss of employment land to bulky goods retail it should not have a material impact on the overall supply of available employment land in Ross, and there will also be a small net increase of 23 jobs as a result. None of the existing units in the town could accommodate the proposal, nor is the historic town centre and associated road network best able to accommodate this form of retail development. The closure of 2 or 3 shops could not be considered to have a significant impact on the viability and vitality of the town centre. The proposal site is likely to provide a more rounded shopping trip combining comparison-shopping with convenience shopping of the town centre.”

- 4.5 The Forward Planning Manager objects to the proposal as the proposal is sited on land allocated for another use and although there is a proven need for bulky goods retail, he is not satisfied that the site is the most sequentially preferable.

5. Representations

- 5.1 The application is supported by the following documents:

Planning Statement and Design and Access Statement

The statements conclude the development will generate significant and tangible benefits including:

- The development of employment and retail floorspace to provide significant jobs and economic investment.
- Retail development to meet the identified retail needs of the community.
- The redevelopment and more efficient use of a brownfield site.
- Visual enhancement of the site and its surroundings.
- A sustainable form of development that helps create an overall sustainable pattern of development.

Retail Impact Assessment

The Retail Impact Assessment considers the relevant local plan policies. The site is not within the town centre and as such, the retail element must be justified in terms of retail need and the sequential approach. It identifies a significant retail need both in terms of the existing retail offered in Ross-on-Wye and the expected expenditure goods growth in comparison goods. It concludes that the proposed retail development can be supported by the growth in expenditure. A sequential site search has not identified any alternative sites. It is the sequentially preferable site and would have a positive impact on the vitality and viability of town centre as people would carry out both convenience and comparison goods in Ross-on-Wye rather than travelling to other settlements for comparison resulting in leakage of convenience goods spending to large supermarkets. It concludes that the development complies with the retail planning policies TCR1, TCR2 and TCR9.

Employment Land Statement

The area proposed for retail use represents a loss of employment land. However, area is relatively small and would not be harmful to the employment land in Herefordshire. The UDP makes provision for about 100 ha of land but the Herefordshire Annual Monitoring Report 2006 identifies about 169 ha available. Identifies sufficient land to meet the needs of businesses for the next 28 years. Despite loss of employment land to retail use redevelopment of site will enable more jobs to be provided. Prior to redevelopment potential for 275 jobs in total. Total scheme would provide 298 jobs. It concludes that although there would be a small quantitative loss of employment land, loss is justified by the increased quality of employment floor space and increased number of jobs.

Transport Assessment

The site benefits from good access to an established network of footways and cycleways. Public transport (36A) passes site.

Drainage Report

Report considers the impact of the proposal in relation to drainage and foul discharge and proposed mitigation measures. Confirms that Welsh Water has no objection subject to appropriate conditions.

- 5.2 Ross-on-Wye Town Council has made the following comment:

“No objections to use for B1/B2 but members are concerned over A1 use because of potential impact on town centre, recommend refusal for A1 use.”

- 5.3 Ross-on-Wye Rural Parish Council has no objection to the proposal.

- 5.4 Two letters of representation have been received from David Gardiner Business Property Lets, Unit 4 Hawthorn Business Park, Drybrook, Gloucestershire, GL17 9HP and Captain P Percy & M. Prince, Ross Self Storage, Units 7 & 8, Alton Business Park, Alton Road, Ross-on-Wye, HR9 5NB supporting the development, in summary, for the following reasons:

- Welcome completion of this part of site and benefit it will bring by additional visitors to support our existing business.
- Essential to the ongoing success and future viability of business and other occupiers of the site.
- Proposal will help protect existing jobs and create much needed business for the area.

5.5 The Ross-on-Wye and District Chamber of Commerce fully supports the application as it supports all applications that should contribute to the wealth of the area.

5.6 Advantage West Midlands provide the following comments:

- Broadly supports the mixed-use scheme, in part, as it demonstrates the potential to deliver development that meets the Strategic Objective of the WMES which puts emphasis on ensuring an appropriate supply of employment land and premises which accords with the region's economic, environmental and spatial priorities.
- Proposal also will benefit the aims of the Rural Regeneration Zone (RRZ) in term of diversification of a largely rural economy and accessibility to a better balance of jobs.
- However, until further employment sites become available to meet the long term economic needs of new and expanding business in the area the proposal by reason of the scale of the retail component does not serve the promotion and delivery of the West Midlands Economic Strategy.

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 The main considerations in determining this application are:

- The principle of developing the site which is designated as employment land
- Whether the proposal complies with retail policies
- Whether the scale of the proposal is acceptable

6.2 The principle of developing the site which is designated as employment land

The application site is located within safeguarded employment land, as defined in policy E5 of the Unitary Development Plan. There is no objection in principle to the proposed B1/B2 industrial use. The introduction of non-employment uses at this location would however, be contrary to policy E5 and TCR9, which clearly states that large scale retail development will not be permitted on land allocated or safeguarded for another use.

Proposals will only be permitted where there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures or in the case of retail use it would be minor or incidental to a Part B or other employment generating use.

The site is subject to a comprehensive redevelopment scheme. Phase 1 including the refurbishment of units for industrial use and permission has recently been approved for the redevelopment of the office block to the front of the site. The remainder of the site (Phase 2 & 3) has been derelict for some time and does not form an attractive frontage to Alton Road. The proposal would improve the appearance of the site and benefit the residential amenity of properties facing the site on Alton Road.

Notwithstanding the employment allocation, other material planning considerations must be considered in relation to a retail warehouse development on the site. The applicant has argued that the proposed development would positively address the

Council's visions and strategic aims for Ross-on-Wye and Herefordshire. The proposal will result in a small loss of employment land and the applicants have demonstrated that with a surplus of 68ha of employment land available, along with the recently approved 10ha employment site at Model Farm the loss would not be detrimental to the overall supply of employment land. Over the past 21 years average annual take up of available land has been 6ha. On this basis there is sufficient land to meet the needs of businesses for the next 28 years.

In addition, the small loss of employment land should be weighed against the number of jobs created (298 in total for the whole site). This represents an increase in both employment floorspace and jobs at the site and a significant economic boost to Ross-on-Wye and the local jobs market.

Draft PPS4 reinforces the change towards a positive approach to development and the requirement to fully consider the range of benefits arising from commercial development. PPS4 widens the remit of employment land beyond the traditional 'B' use classes and recognises the benefits of 'retail' as a driver for economic development. Whilst PPS4 is in draft form, it is considered to be a material consideration.

6.3 Compliance with retail policies

Part of the application proposes the erection of 5 retail units for the sale of bulky goods (comparison goods) in an out of town centre location. Policy TCR9 – Large Scale Retail and Leisure Development outside Central Shopping and Commercial Areas is the key policy relevant to the proposal. This states that;

Proposals for large scale retail and leisure development outside the central shopping and commercial areas of Hereford and the market towns will only be permitted where:

1. It can be demonstrated that there is a need for the development in the location proposed

Need can be assessed in both quantitative (amount of floorspace) and qualitative (mix of retail uses) terms. However, greater weight will be placed on the quantitative need for new retail provision, which is defined as additional floor space required for a type of good in that location. The Retail Impact Assessment submitted in support of the application concludes that there is a quantitative need in that there is sufficient expenditure capacity in the area to support the proposed additional retail units. The Council have sought independent advice on the retail issues and the assessment accepts that there is a quantitative need.

This is further endorsed in the Retail Study - Draft Summary Review Paper being undertaken by consultants to provide the need for further retail, leisure, office and other main town centre uses within Herefordshire. This study is intended to form part of the evidence base supporting the retail and town centre policies within the Council's Local Development Framework (LDF). With reference to Ross-on-Wye the Summary Review Paper concludes, 'Ross on Wye currently retains some 37% of residents' total comparison (non-food) goods expenditure from its catchment area. There is theoretical expenditure capacity to support more comparison goods floorspace in the town. However, achievement of new development will be dependent on retailer demand and the confidence of the market in the town as a retail destination for comparison goods shopping.

The Retail Impact Assessments identify the growth in expenditure on bulky goods requiring an additional 3330sq.m. of floorspace compared with the 1646sq.m. proposed. Taking into account the 1440sq.m. proposed floorspace in item 6 of this agenda means the combined floorspace of both applications (3086sq.m.) would not exceed this figure and therefore not provide excess floor area for the identified need for bulky good retail.

Regarding qualitative need, the Retail Impact Assessment assesses business representation within Ross and concludes that whilst some sectors are represented, it is limited and the proposal would attract multiple retailers that are not currently represented in Ross-on-Wye.

2. *It can be demonstrated that a sequential approach has been taken to site selection, and that land and buildings in each of the following categories have been thoroughly assessed in turn and found not to be available before considering less central locations:*

- ***Within central shopping and commercial areas***
- ***Edge-of-centre locations***
- ***Out-of-centre locations which are well served by public transport***

By their very nature, retail warehouses require considerable land-take and this immediately limits the number of sites available, particularly in tight knit centres such as Ross-on-Wye. Notwithstanding this, the applicant has undertaken a sequential assessment of all available sites for retail development within the central shopping and commercial areas and edge of centre locations. The sites must be suitable, viable for the development proposed and available within a reasonable period of time. The town centre is historic and within the Conservation Area, the scale of any vacant buildings limits their use for bulky goods retail. There are also issues regarding the listed status of some buildings and the work required to adapt them to make them suitable for bulky goods retail. Other constraints included sites liable to flooding, sites with poor access particularly for large delivery vehicles and sites that lack sufficient site frontage.

The applicants' handling of the sequential approach is considered to be thorough with reasoned and sound conclusions. It is considered that having regard to the limited number of available sites for this form of development and the general unsuitability of all the sites, that an alternative out of town centre site is an acceptable option. Accordingly the proposal, which should complete the comprehensive development of the site in a location accessible by a range of modes of transport is considered acceptable in sequential terms.

3. *The proposal is compatible with and does not undermine the Plan's central shopping and commercial area strategy or the overall Plan strategy;*

Policy S5 – Town Centres and Retail sets out the overall Plan strategy with regards to focusing retail development within the central shopping and commercial areas of existing town centres. Part 4 of this policy recognises that in some instances development will be in edge of centre or out-of-centre locations. Policy TCR1 states that town centres will be the 'prime focus for retail activity and Policy TCR2 directs proposals for new shopping development to the central shopping and commercial areas of the City and market town centres 'where opportunities exist'. Thus policies TCR1 and TCR2 both envisage retail development out-of-centre in certain circumstances. In this case there has been a

demonstrated need for bulky goods retail and there is no sequentially preferable site available.

4. *The proposal will not seriously harm the vitality and viability of the existing central shopping and commercial areas, either by itself or in conjunction with other recent and proposed retail development;*

PPS6 requires the assessment of impact of the proposals on existing centres to be undertaken for a main town centre use which would be in an edge of centre or out of centre location. A quantitative assessment of trade diversion from the town centre is required for retail developments over 2,500 square metres. The proposal however, is substantially less than the threshold but as Ross-on-Wye is a smaller centre the impact must be considered to some extent.

The proposed floorspace represents a small percentage of the overall floorspace in the town centre. It has been demonstrated that there is currently not sufficient retail provision to absorb expenditure and forecast expenditure growth. The Retail Impact Assessment identifies approximately 200 units in the town, of these there are 8 individual bulky goods retailers in the town centre that may be affected by the proposal. As a worst case scenario, the proposed units would contribute to the potential closure of 2 or 3 shops. Whilst it is acknowledged that there would be a negative impact on the town centre, the test in Policy TCR9 is one of 'serious' harm and the resultant impact on the vitality and viability is not considered to be so serious to warrant refusal of the application.

Taking into account the combined impact of this proposal to that identified in item 6 of this agenda, the potential closure of 4 - 6 shops would still not seriously harm the vitality and viability of Ross-on-Wye so as to warrant refusal of the application.

Retaining market share is important because people are increasingly shopping in national retail companies and if they cannot do so they will travel to a larger town to do so. This impacts more widely on the town because in going to a larger town (i.e. Hereford or Gloucester) for one type of goods, people will take advantage of wider choice to buy other goods there. People become more familiar with the shops and parking in the larger town and less familiar with those of the local town and the pattern of more frequent trips to the larger town becomes established. The benefits of "clawing back" such expenditure are difficult to quantify at this scale but it is considered that there would be a positive impact in terms of providing a wider choice for local residents.

In order to protect the vitality and viability of the town centre a condition would be imposed to restrict the range of goods to be sold such as the sale of non-bulky goods such as clothing, toys and footwear outside central shopping and commercial areas.

5. *The site is easily and safely accessible to customers and staff by a choice of modes of transport and will not lead to an increase in the use of the private car;*

Herefordshire Unitary Development Plan Policy S6 and TCR9 requires development sites to be accessible by a choice of means of transport that integrate with the wider transport system to improve access and reduce congestion. The site benefits from good access to an established network of

footways and cycle ways which enable direct connections to the town centre. Public transport connections are provided by the 36A service that passes the site. The applicant has agreed to pay a contribution of £41,943 towards improving the footway/cycle way links. This will include a link to the Town and Country Trail that runs to the rear of the application site.

In terms of vehicle movements the Transport Assessment identifies that by 2017 the Alton Road/Gloucester Road junction will be operating over capacity. The applicant recognises the impact of the proposal and has agreed to pay a contribution toward junction improvements commensurate to the proportion of the over capacity attributable to the development.

The proposal would encourage linked shopping trips in Ross-on-Wye and therefore reduce the number and distance of car journeys to surrounding locations. Residents who currently travel to Hereford or Gloucester to visit retailers not currently represented in Ross-on-Wye would be more likely to shop in Ross.

It is considered that whilst there would be some reliance on the car to access the site, the existing network of footways/cycleways and the existing bus service, together with the contribution towards improving the footway/cycle links, contributes to the site being sustainable and accessible by a choice of means of transport.

6. *The proposal is not sited within open countryside or on land allocated or safeguarded for another use.*

The site is located within the identified settlement boundary of Ross-on-Wye and is safeguarded as employment land. Paragraph 6.2 of this report sets out the reasons as to the acceptability of developing retail development on a site designated as employment land.

6.4 Whether the scale of the proposal is acceptable

The site is located within the Wye Valley Area of Outstanding Natural Beauty. Policy LA1 states 'priority will be given to the protection and enhancement of the natural beauty and amenity of the area in the national interest'. Development would be acceptable however provided 'it is small scale, does not adversely affect the intrinsic natural beauty of the landscape and can be demonstratedto meeteconomic needs'.

The current proposal is not small-scale development although this term is not defined, but it is accepted that the 4 light/general industrial buildings and 5 retail warehouses, albeit smaller than is typical, would be sizeable buildings. The indicative elevations submitted demonstrate a comprehensive approach to the masterplanning and design of the whole site. The indicative masterplan demonstrates that the site context and relationship with surrounding uses and buildings has been considered. The height of the buildings would be similar to the surrounding buildings. The design and materials would echo the existing development on the site and would be in keeping with the prevailing commercial character of development on the site.

There is scope for further planting on the site. A landscaping and management scheme could be imposed by condition. In these circumstances, although the development would have a limited adverse impact on the Wye Valley Area of Outstanding Natural

Beauty it is not sufficient to justify refusal of planning permission, given its context in relation to existing and approved commercial development.

6.5 Conclusion

The proposal identifies a need for additional bulky goods and satisfactorily demonstrates that there is no sequentially preferable town centre or edge of centre site to accommodate the need and the site is in a sustainable location. The loss of employment land is not considered to be overriding in this case having regard to the job creation and demonstrated availability of other employment land. Whilst the proposal may result in the closure of some shops, it is not considered seriously harmful to the vitality or viability of Ross-on-Wye to warrant refusal of the application. A condition is recommended however, limiting the nature of goods to be sold to bulky items which require retail warehouse floor space in the interests of safeguarding the vitality and viability of the town centre. The provision of improved transport links through Section 106 contributions and ensure that the site is accessible by a range of modes of transport.

RECOMMENDATION

That:

- 1) **Subject to securing a resolution to approve planning permission, the application be advertised as a departure and further consideration be given on the need to notify the Secretary of State based upon the responses received.**
- 2) **The Legal Practice Manager be authorised to complete a planning obligation agreement under Section 106 of the Town and Country Planning Act 1990 regarding contributions towards improved footway/cycle way links and off-site highway works and any additional matters and terms as he considers appropriate.**
- 3) **Upon completion of the aforementioned planning obligation that the officers named in the Scheme of Delegation to officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:**
 1. **A02 (Time limit for submission of reserved matters (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
 2. **A03 (Time limit for commencement (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
 3. **A04 (Approval of reserved matters)**
Reason: To enable the local planning authority to exercise proper control over these aspects of the development and to secure compliance with policy DR1 of the Herefordshire Unitary Development Plan.

4. A05 (Plans and particulars of reserved matters)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5. The premises shall be used as a retail warehouse within Class A1 of the Town & Country Planning (Use Classes) Order 1987 with the exception of the following uses:

- i) the sale of food and drink to be consumed off the premises;**
- ii) sale of clothing and footwear;**
- iii) sale of cutlery, crockery and glassware;**
- iv) sale of jewellery, clocks and watches;**
- v) sale of toys, camping and travel goods;**
- vi) sale of books, audio and visual recordings and stationery except for the retail sale of office supplies, office equipment and office furniture including the sale of both bulky and non-bulky catering packs of food and drink for office use;**
- vii) sale of medical goods, cosmetics and toiletries;**
- viii) sales of sports goods, equipment and clothing;**
- ix) all uses within Categories A1 (B to K) of Class A1;**

except where the retail sale of these goods forms a minor and ancillary part of the operation of any of the retail activity.

Reason: The Council's policy as set out in the Hereford Unitary Development Plan is directed towards the protection of the commercial viability of the existing central shopping and commercial areas. This condition is imposed in order to clarify the terms of the permission in accordance with the Council's stated policy, having regard to the need to protect the vitality and viability in accordance with Herefordshire Unitary Development Plan Policies TCR2 and TCR9.

6. C01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

7. G01 (Earthworks)

Reason: In order to ensure that the development conforms with Policies DR1 and LA5 of Herefordshire Unitary Development Plan).

8. G10 (Landscaping scheme)

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.

9. G11 (Landscaping scheme - implementation)

Reason: In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

10. G15 (Landscape maintenance arrangements)

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.

11. H15 (Turning and parking: change of use - commercial)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

12. H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

13. H29 (Secure covered cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

14. H30 (Travel plans)

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

15. I33 (External lighting)

Reason: To safeguard the character and amenities of the area and to comply with Policy DR14 of Herefordshire Unitary Development Plan

16. L01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system and to comply with Policy CF2 of Herefordshire Unitary Development Plan.

17. L02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment so as to comply with Policy CF2 of Herefordshire Unitary Development Plan.

18. L03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment so as to comply with Policy CF2 of Herefordshire Unitary Development Plan.

INFORMATIVES:

1. **W01 - Welsh Water Connection to PSS**
2. **W02 - Welsh Water rights of access**
3. **N19 - Avoidance of doubt - Approved Plans**
4. **N15 - Reason(s) for the Grant of Planning Permission.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

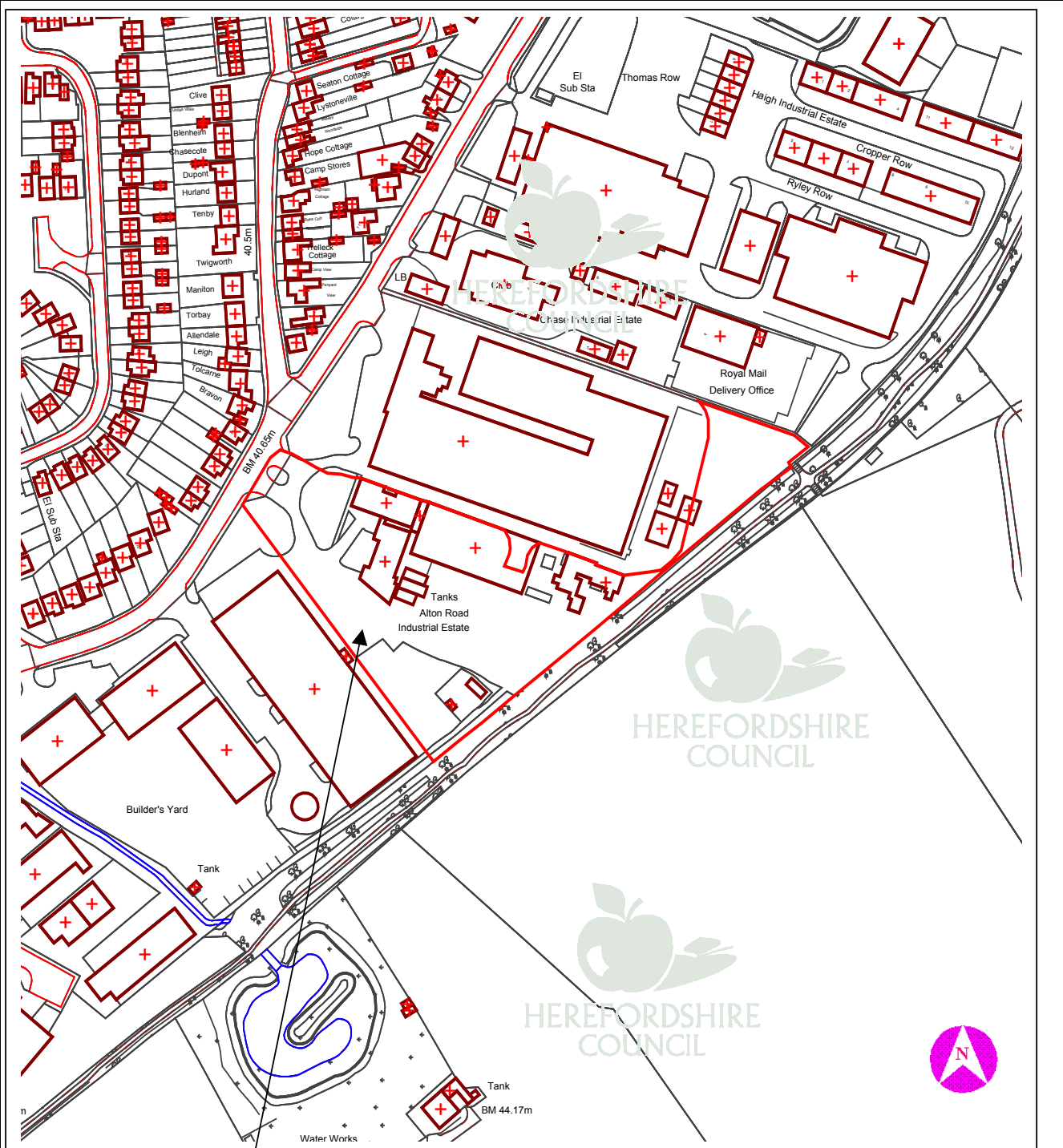
DRAFT HEADS OF TERMS**Proposed Planning Obligation Agreement****Section 106 Town and Country Planning Act 1990**

Planning Application – DCSE2008/0775/O

Outline planning permission for the redevelopment of existing site for a mixed use development, including business/general industrial (B1 (B, C) /B2) and bulky goods retail (A1) uses at Trelleborg Site, Alton Road, Ross-on-Wye, HR9 5NB

1. The developer covenants with Herefordshire Council, to pay Herefordshire Council the sum of £41,943 for improved sustainable transport infrastructure to serve the development and £16,500 towards the implementation of a highway improvement scheme identified for the Alton Road/Gloucester Road junction which sum shall be paid on or before the commencement of development.
2. The monies shall be used by Herefordshire Council at its option for any or all of the following purposes:
 - a. Highway improvement scheme
 - b. Contribution to improved bus service
 - c. Improved bus shelters/stops in the locality of the application site
 - d. Improved pedestrian and cyclist connectivity with the site
 - e. Improved pedestrian crossing facilities
3. In the event that Herefordshire Council does not for any reason use the said sum of Clause 1 for the purposes specified in the agreement within 10 years of the date of this agreement, the Council shall repay to the developer the said sum or such part thereof, which has not been used by Herefordshire Council.
4. The developer covenants with Herefordshire Council to pay Herefordshire Council an additional administration charge of 2% of the total contributions detailed in this Heads of Terms to be used towards the cost of monitoring and enforcing the Section 106 Agreement.
5. The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.

Yvonne Coleman - Senior Planning Officer



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APPLICATION NO: DCSE2008/0775/O

SCALE : 1 : 2500

SITE ADDRESS : Trelleborg Site, Alton Road Industrial Estate, Ross-on-Wye, Herefordshire, HR9 5NB

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