

From: Thomas, Edward

Sent: 02 October 2018 17:02

To: 'Christopher.Jenkins@lidl.co.uk' <Christopher.Jenkins@lidl.co.uk>

Cc: Close, Roland <Roland.Close@herefordshire.gov.uk>; 'paul.hebblethwaite@lidl.co.uk' <paul.hebblethwaite@lidl.co.uk>; Richard Huteson (Richard.Huteson@rapleys.com) <Richard.Huteson@rapleys.com>; Jonathan Harper (Jonathan.Harper@rapleys.com) <Jonathan.Harper@rapleys.com>; Marcin Koszyczarek (marcin.k@rapleys.com) <marcin.k@rapleys.com>

Subject: RE: URGENT: Planning Ref. 182387 - Lidl, Ross on Wye - Extension of time request

Dear Mr Jenkins,

I refer to your e-mail of 2nd October 2018 13:52. The application has been withdrawn as instructed and the notice dispatched to Rapleys.

For the record I make the following observations on your e-mail:-

- a) Unlike you I have not observed any *material* positive progress having been made to date;
- b) We remain of the view that the employment land is good (although the buildings appear poor). We remain of the view that a fully detailed application as opposed to a hybrid would be preferable (and I know that our Local Ward Members share that view). We still have no answer to the basic question whether Lidl, the Wolf family and any other interested parties would be willing to enter into a legal agreement covenanting that the new employment / industrial buildings would be fully completed and available for first occupation prior to any new store opening? Mr Close posed that simple & straightforward question to your team at the meeting that I attended and this has gone without answer;
- c) Despite the constructive suggestion of Mr Close to agree a precise employment use mix hence informing the Transport Assessment etc. you disagree with his suggestions but apparently have not commissioned your own market assessment;
- d) There is nothing wrong in the interests of resource efficiency and dealing with matters in a comprehensive fashion to request a single, comprehensive set of documents;
- e) It is plainly wrong for you to allege that I "would not allow us to submit any such work until 15th December." What my email states quite clearly at bullet point a) is that additional information should come forward as a single comprehensive package and that should be submitted "prior to 15th December 2018". Note the word "prior" not "on";
- f) To date I have not seen any plan that retains (with adequate root protection) all those trees that the LPA wish to retain and which apparently your arboricultural consultant agrees should be. You are aware of the TPO and the AONB designation;
- g) Our view and that of our independent professional retail consultant in respect of the sequential testing remains unchanged. We shall consider each case on their individual planning merits;
- h) You are clear that a resubmission will be made within 1 month, but that would appear to prejudice the outcome of your second household survey.

I can assure you that our Officers fully understood the scheme that you have now withdrawn. For you to infer otherwise without evidence is, in my opinion, totally inappropriate and a reflection of your approach to date.

During the pre-application approach and consideration of this application Mr Huteson and you have made recourse to a formal complaint, questioning the professionalism of one of my most experienced Planning Officers. Those criticisms have been unfounded and I fully

concur with the e-mail that Mr Close sent Marcin Koszyczarek on 01/10/18 following the suggestion by Mr Huteson that the LPA should consider the resource implications of any potential planning appeal as a material planning consideration. That was plainly wrong and implied a threat which suggests little confidence in the actual *planning merits* of your scheme.

I hope that in any future dealings you may feel able to listen and reflect on the professional views of our Officers (even if there is a professional disagreement) without dismissing them out-of-hand. Their views deserve respect and consideration as proposed to being dismissed instantaneously.

We now await the submission of your revised application in the expectation it will have genuine regard to the advice and views supplied by our Officers to date.

Kind regards

Ed Thomas

Development Manager (Major Applications)