

Planning Department
Herefordshire Council
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Hereford HR1 2ZB

FAO Andrew Banks

Ref: 21721/A3/AI/PN

28th February 2013

Via Courier

Dear Sirs

LAND AT MILL STREET, LEOMINSTER
HYBRID PLANNING APPLICATION BY FRANK H DALE LTD
PROPOSED MIXED USE DEVELOPMENT

We act on behalf of Frank H Dale Ltd and have been instructed to submit the enclosed planning application for the mixed use development of Land at Mill Street, Leominster.

Background

Frank H Dale Ltd is a structural steel manufacturing business that has been based on Mill Street, Leominster for the past 80 years and currently employs 68 staff. It is an important local business and employer.

The structural steel sector is very competitive and requires ever increasing efficiencies in production in order to compete successfully. The existing Mill Street site cannot accommodate the future needs of the business and as a result, Frank H Dale Ltd are seeking to relocate its existing factory operation to a site at Leominster Enterprise Park. In this regard, a separate application (LPA ref: 130271/F) has been submitted to facilitate the relocation.

However, in order to deliver the Leominster Enterprise Park scheme, it is necessary to seek the redevelopment of the existing Mill Street Site for a mixed use development. This includes the retention of part of the existing factory operation.

Together, the two applications will secure the future of Frank H Dale Ltd in Leominster and allow for the anticipated growth and expansion of the business. The submission of this application follows pre-application discussions with Herefordshire Council during 2012 and a public exhibition held in January / February 2013.

Certificate No. FS 28637



HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

1 - MAR 2013

The Planning Application

This application is submitted in hybrid form (part outline / part detailed), as follows:

"Hybrid planning application (part detailed / part outline) for the part demolition of existing buildings and structures and mixed use development of the site to provide a retail store (Use Class A1), petrol filling station (sui generis), residential (Use Class C3) and associated works and improvements including access, car parking, earthworks, landscaping, service and drainage infrastructure."

A summary of the outline and detailed components of the application are set out below.

The Outline Component

The outline component of the scheme comprises up to 50 dwellings on the northern part of the site. All matters are reserved except for access, which is proposed to be taken from an existing site access on Porters Mill Close.

The Detailed Component

The detailed component of the scheme comprises the following:

- A retail store of 8,111 sq m GEA with a sales area of 4,645 sq m net. The proposed store will be operated by Sainsbury's and the net sales area will be split 70 / 30 between convenience goods and comparison goods. The store will contain an ancillary customer café.
- 506 car parking spaces, including 30 disabled spaces, 20 parent and child spaces, 20 staff spaces and covered cycle stands;
- A new signal controlled access to the site broadly aligned on the existing factory entrance from Mill Street.
- A recycling area.
- A 6 pump Petrol Filling Station.
- The part demolition of the existing factory building and the retention of the two existing office buildings fronting Mill Street. The existing access from Porters Mill Close and visitor access from Mill Street will be retained. 36 car parking spaces are proposed for this element.
- Associated works including internal access landscaping, earthworks, drainage and service infrastructure.

Application Documents

The following documents that form the planning application submission were agreed with the LPA during a pre-application meeting on 10th December 2012 as being appropriate for the purposes of validation:

- Completed Application Forms and Ownership Certificates;
- Application Drawings (February 2013) prepared by The Harris Partnership;
 - Location Plan: 11033-100 Rev C.
 - Existing Site Plan: 11033-101 Rev C.
 - Existing Factory Elevations: 11033-102 Rev C.
 - Existing Building Elevations: 11033-103 Rev C.
 - Detail & Outline Application: 11033-109 Rev B.
 - Illustrative Masterplan: 11033-110 Rev A.
 - Proposed Alterations to Factory: 11033-111 Rev C.
 - Proposed Retail Store & PFS Site Plan: 11033-112 Rev A.
 - Proposed Petrol Filling Station: 11033-113 Rev A.
 - Proposed Retail Store Elevations: 11033-114 Rev B.
 - Proposed Retail Store Elevations: 11033-115 Rev B.
 - Proposed Retail Store Roof Plan: 11033-118 Rev A.

- Illustrative Residential Layout: 11033-119 Rev -.
- Topographical Survey (November 2012) prepared by Survey Operations: Ref 12K049;
- Landscape Drawings (February 2013) prepared by Arthur Amos Associates;
 - Tree Survey Plan & Tree Survey Schedule: 1025-01 Rev -.
 - Tree Retention, Removal and Protection Plan: 1025-02 Rev B.
 - Illustrative Landscape Proposals: 1025-03 Rev C.
 - Detailed Soft Landscape Proposals: 1025-04 Rev C.
 - Tree Pit Details: 1025-05 Rev -.
- Design & Access Statement (February 2013) prepared by The Harris Partnership;
- Planning & Retail Statement including Economic Benefits Statement (February 2013) prepared by Barton Willmore LLP;
- Landscape Character and Visual Assessment (February 2013) & Arboricultural Impact Assessment (January 2013) prepared by Arthur Amos Associates;
- Transport Assessment (February 2013) prepared by Cambria Consulting Ltd;
- Travel Plan (February 2013) prepared by Cambria Consulting Ltd;
- Flood Risk Assessment & Drainage Strategy (February 2013) prepared by Cambria Consulting Ltd;
- Extended Phase 1 Survey (January 2013) prepared by Landscape Science Consultancy Ltd;
- Noise Assessment (February 2013) prepared by Mayer Brown Ltd;
- Air Quality Assessment (February 2013) prepared by Mayer Brown Ltd;
- External Lighting Planning Statement (February 2013) prepared by Energy Unique Ltd;
- Site Waste Management Plan (February 2013) prepared by Howell Goodfellow;
- Utility Statement (February 2013) prepared by Energy Unique Ltd;
- Sustainability Statement (February 2013) prepared by RPS;
- Geo-Technical & Geo-Environmental Report (January 2013) prepared by Terra Firma (Wales) Ltd;
- Desk Based Archaeology Assessment (February 2013) prepared by Headland Archaeology;
- Assessment of Indirect Impacts on Listed Buildings (February 2013) prepared by Headland Archaeology;
- Statement of Community Involvement (February 2013) prepared by Community Connect; and
- S106 Heads of Terms.

4 copies of the planning application documents are enclosed.

We also enclose a cheque for £31,724 made payable to your Council which constitutes the requisite planning application fee for the proposed development.

We have separately submitted an Environmental Impact Assessment Screening Opinion Request for the proposed development.

We trust that you have the requisite information with which to register and process this planning application. If, in the meantime, you have any queries or should require any further information, please do not hesitate to contact Paul Newton or Alistair Ingram at this office.

Yours faithfully



BARTON WILLMORE

Enc.