

Application number 19/03061/FUL.

WESTERN POWER DISTRIBUTION. Land north of Sheet Road.

To avoid any confusion both the Eco Park and the proposed site of this development are within the Ludford Parish Council area.

Ludford Parish Council recognises the existing consent for commercial development on this site.

Ludford Parish Council has concerns relating to the proposals as presented.

The current site was built some considerable time ago since when residential development has been planned and permitted to encroach upon its boundaries. As result there is an unsatisfactory mix of industrial and residential usage. The opportunity that is now available to move to a green site should ensure that the same mistakes are not repeated and that benefits of this site should provide an enhanced environment for both existing and new residents. Due respect should also be placed upon enhancing the environment and ensuring the design sits discreetly within the area.

#### **Access and traffic issues.**

Ludford Parish Council recognises that the use of Eco Park Road for access is appropriate to provide a peaceful and safe environment for the residential development to the south. However, details have not been provided with regard to these 2 access points on to Sheet Road. As these are in very close proximity and feed directly on to the A49 junction Ludford Parish Council cannot support this element until further consultations and details have been provided especially the details of the “controlled crossing for access to the pavement on the opposite side of the road” for residents living in the planned development. Existing residents have very serious concerns regarding excessive speeds along Sheet Road and this is an appropriate point to provide a solution to these issues.

#### **Public services to the site.**

Provided that the site access is properly designed, Ludford Parish Council would support a weekly supplies delivery and refuse collection to minimise intrusion and interference with existing businesses.

The Eco Park Road services the Park and Ride site. The timetabled provision of the number 722 bus service and conditions at this site require attention and improvement. The proposed development should support this.

Currently, there is a problem at the Park and Ride site with vandalism. The introduction of lighting and CCTV may prove to be beneficial in this respect. However, Ludford Parish Council are mindful that lighting is of a high environmental specification and is at a limited height to prevent intrusion into neighbouring existing and new housing.

#### **Hours of business.**

The stated hours of business are 07.30 to 17.00 hours Monday to Friday for the 88 full time employees. It is understood that in the event of an emergency the depot would remain open until such issues were solved. However, in normal circumstances, what provision is made for on site and overnight security, apart from the CCTV monitoring?

#### **Environmental concerns.**

It is noted that the office accommodation will be soundproofed to avoid disturbance to the office space on the first floor, situated above the work shops. How will this be achieved for local residents? Ludford Parish Council seeks reassurance on this aspect especially with the close proximity of family housing on the western boundary.

The Ecological Survey provided was produced in 2017. Ludford Parish Council is concerned that this may not contain up to date information with regards to protected species and request that, for the sake of accuracy, a review is considered that is not wholly based on desk research. Appropriate planning for environmental improvements can then be commenced.

At this current time, there are no indications of the use of the vacant area adjoining the proposed

site which shares a border with the Eco Park. This could provide an opportunity to enrich the locality with wild flowers, especially as it borders a pond within the Eco Park.

Historic Environment officers required a Heritage Impact Statement on both Sheet House and Sheet Lodge; a programme of archaeological work is also required as a condition for this proposal. Have these been provided or when will they be undertaken and reports provided?

**Signage.**

The illustration provided displays a large sized company name at roof height. This position and scale will prevent the new build from achieving the suggested discreet and low key appearance that the green field space, on the approach to Ludlow, requires. As this depot is a service provider not requiring casual public access Ludford Parish Council would prefer that such labelling was no higher than door height and is not illuminated.

In conclusion Ludford Parish Council commends the apprenticeships and high skilled employment that Western Power Distribution embodies. The Council hopes that Western Power Distribution responds enthusiastically to the challenge of the proposed relocation by respecting this opportunity in order to provide benefits to the wider community with high quality design and environmental enhancements exemplifying an excellent example of corporate responsibility.