

## **International Trade Centre – Heads of Terms**

### **Dock Walls & Lock Gates**

The applicant shall not commence development until a report has been commissioned into the current condition of the Dock Walls and Lock Gates. This report shall be submitted for the Council's approval.

Following commencement of development, and for the lifetime of the development, the applicant will monitor the structural condition of the Dock Walls and Lock Gates and issue a revised and updated report into the condition of them not less than once every five years.

Following review of the report, the applicant will carry out any remediation works reasonably required by the Council in order to maintain the standard of the Dock Walls and Lock Gates.

### **Use Controls**

The following restrictions will ensure that goods and products are sold only to those representing eligible business and trade, not to members of the general public:

An 'ITC Management Scheme' shall be operated by the Owners during the lifetime of the development, which shall include and have the following effects:

- A centrally located management/operational function operated by the owner which will act as a hub for all activities within the ITC;
- The provision of secure entry/exit arrangement which restrict access to the ITC to employees and eligible customers only, and which prevent access by members of the general public;
- The provision of a reception facility that shall be the first point of contact for new customers;
- Arrangements for the authorisation of eligible customers by providing them with a membership/eligibility card (or other format) at the reception facility and/or by advance/remote facilities, and for making new eligible customers aware of the trade restrictions;
- A scheme for site directional information (internal and external) that reflects the intended trade use of the ITC;
- A strategy for marketing the ITC, which shall include informing visitors/customers of the trade use, that purchasing must be by eligible customers and that purchasing by non-trade members is not permitted.

Membership/eligibility cards (or other format) shall only be issued to individuals representing businesses that meet the following criteria:

- A retail business seeking to purchase goods and products at the ITC for use in connection with its own retail business, or for onward sale to retail customers; or
- A manufacturing, construction or other business that requires the use of processing of goods and products available at the ITC in connection with their business activity.

Individuals will be required to demonstrate to the ITC management that they represent businesses meeting the above criteria by providing up to date 'business information', which may include but will not be limited to:

- VAT registration number or certificate (or international equivalent);
- Self-assessment tax return (or international equivalent);
- Confirmation of registration with Companies House (or international equivalent)'
- Register of partnerships;

- Business advert within Yellow Pages (and yell.com) or other recognised mainstream advertising.

Applications for eligibility/membership will be encouraged to be made online, so that confirmation can be provided prior to visiting the ITC. For those arriving 'cold' at the ITC, eligibility/membership shall be made available at the reception facility.

All eligible customers shall be provided with a membership/eligibility card (or other format, subject to technological advancement). No more than three further cards (or other formats) will be issued per eligible business (four in total). In addition, membership/eligibility will be valid for a period of 5 years to minimise the risk of older cards being used by customers who do not represent an eligible trade. At the end of the 5 year period, up to date business shall be re-provided in order to gain renewed eligibility/membership.

Eligible customers shall not be restricted to purchasing any particular type or volume of goods.

Upon becoming eligible, customers will be informed in writing of restrictions relating to general public sales and will be required to agree to purchasing goods for trade use only. Sanctions, including possible cancellation of eligibility, will be incurred by customers found to be abusing their eligibility for private or general public retail sales.

Membership/eligibility cards shall not be issued to the following:

- Members of the general public seeking membership/eligibility that are unable to meet the membership/eligibility criteria;
- All other individuals as are unable to demonstrate that they meet the membership/eligibility criteria.

Access to all areas where goods and products are traded (defined as the 'trading area') shall be restricted by means of secure entry/exit arrangements and operated under the ITC management scheme, located at the site periphery and/or building entrance/exits. Full details of the secure entry/exit arrangements shall be provided within the Reserved Matters application for each phase of development and the phase of development shall not commence until such details have been approved by the Local Planning Authority.

Employees (of the ITC and its tenant traders) shall be able to enter the trading area through the secure entry/exit arrangements in accordance with a scheme to be submitted to and approved by the Local Authority for each phase of development.

Access to the trading area for all other individuals shall be restricted except for eligible customers, defined as those carrying a membership/eligibility card (or other agreed format). Individuals without a membership/eligibility card shall not be permitted to the trading area.

#### Change of Use

Any material uses not falling within the scope of the planning permission will constitute a change of use requiring planning permission. For the avoidance of doubt, this includes the following:

- General public access to the ITC for the purposes of browsing and/or purchasing;
- Commercial activities within Parcels 1 and 2 that are not directly related to the ITC use;
- Uses within Parcels 3 and 4 that are either not directly related to the ITC use or within use classes B2 or B8;
- All other such planning uses, whether within the defined Use Classes Order or other sui generic uses.

Employment and Skills Action Plan will include:

- Commitments and actions to link the development to local business networks/procurement/supply chains, during both the construction and operational phases of development, including promoting the use of businesses in the local area in contracts awarded in respect of the development;
- Resources to ensure that local people have maximum opportunity to benefit from the Development;
- Support for the provision of appropriate and accredited employment-led pre-employment training;
- Ensuring that economically inactive people have the opportunity to gain employment and learn new skills as a result of the development;
- Incorporating initiatives which include customised training, work experience, ongoing skills and workforce development/progression opportunities, and job interview guarantees, for different age/skill groups, including apprenticeships,
- A protocol for joint working with the Council which will identify the provision of relevant targeted recruitment and construction training; and
- The promotion of opportunities for local people for work placement experience, diplomas, apprenticeships and vocational training and local employment within the project.

Pedestrian/cycle/Public TransPort

Improvements to pedestrian and cycle facilities will be created on the site frontage for each phase of the ITC development as this is progressed. The reserved matters planning applications will provide detail of the access arrangements including improvements for pedestrians and cyclists, and relocation of bus stops where appropriate for each phase. For Phase 1 a dedicated pedestrian crossing (most probably a Toucan Crossing) would be provided across Beaufort Road to link the development to the existing pedestrian network to the south. On road painted cycle lanes on Beaufort Road would also form part of the access design between the site access and the Beaufort Road/Wallasey Bridge Road roundabout. New bus stops would be provided at the top end of Ilchester Road to bring stops for the 10/10A bus services closer to the Phase 1 development.