



Ref: A080519

Date: 19th November 2015

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Dear Ms Clifton

ERRATA TO TELFORD & WREKIN RETAIL AND LEISURE CAPACITY STUDY AND HEALTH CHECK

With regard to the above final report produced by WYG in February 2014, and following your email dated the 9th November 2015 querying a number of retail figures contained within the report, we have reviewed further the relevant paragraph numbers of the Final Report and can conclude that there is an error in the printed version that require clarification and correction. For the avoidance of doubt, these are not changes to the reporting or conclusions in any way, but correction for omissions or misprints that may lead to unnecessary confusion when considering future policy direction.

We have therefore made the changes and would respectfully request that these pages are updated for completeness.

The clarifications are as follows:

- Paragraph 7.37 / Table 7.10 we can confirm that the quantitative convenience goods figures for the Telford Urban Area (2013) of between 4,600 sq.m and 10,800 sq.m are correct for Population Growth Scenario 2 and correspond with the appropriate findings contained in Appendix 6.
- Paragraph 7.72 / Table 7.29 we can confirm that the quantitative comparison goods figures for the Telford Urban Area (2013) of between 4,900 sq.m and 8,100 sq.m are correct for Population Growth Scenario 2 and correspond with the appropriate findings contained in Appendix 6.
- WYG can also confirm that these are both net floorspace figures and represent a floorspace range that reflects a minimum and maximum sales density for the 2031 test year. We should also confirm



that the above figures in Paragraph 7.37 and 7.72 refer to the identified capacity after extant planning permissions had been taken into account, as set out in Table 6g and 27g of Appendix 6 respectively.

- Paragraph 9.35 currently states “*depending upon which population scenario is adopted, the minimum net sales floor space requirement for the Telford Urban Area at 2031 ranges from circa 24,900 sq.m to circa 33,000sq.m*”.
- For the benefit of doubt WYG would advise that this should read, “*depending up which population growth scenario is adopted (1, 2 or 3), the minimum net sales comparison goods floor space requirement for the Telford Urban Area ranges from between circa 24,900 sq.m (Scenario 1), to 27,600 sq.m (Scenario 2) to circa 33,300 sq.m (Scenario 3) without allowances made of extant planning permissions.*
- With the Council pursuing the population Growth Scenario 2 for the purposes of the emerging Local Plan, WYG can confirm that the figure stipulated in paragraphs 7.37 and 7.72 can be used to for the purposes of emerging Policy EC1 for Telford Town Centre, we would recommend that this could state as follows:
 - After extant planning permissions provision will be made for a minimum of 4,900 square metres (net) of comparison goods floorspace and around 4,600 square metres (net) convenience goods floorspace over the plan period.

We apologise that paragraph 9.35 requires clarification and has only been identified at this late stage but hope these errata clarifies and makes the Retail Study more legible for your consultations.

As discussed, we often advise LPA to not specify the level of floorspace capacity in a development plan document, but instead recommend that the policy links to the latest published Retail Study that the Council has prepared as part of its evidence base. Given the fluidity of the retail sector the evidence contained within Retail Studies can often change on an annual basis and therefore fixing a policy on a long term floorspace target to 2031 may not reflect local circumstances at a point in time and should seek to be more flexible by linking this to the latest most up to date evidence.

If you need to discuss this further then please do not hesitate to contact me.

Yours faithfully,

Paul Shuker



Director

WYG PLANNING