

Briefing Note



Examination of Telford and Wrekin Local Plan 2011 – 2031: Hearing Statements

Audley Avenue Business Park (AABP)

Matter 4: Economy & Community

Question 4: Are the Local Plan's policies for the development of shopping and town centre uses, including (1) the growth assumptions set out in section 4.2, (2) the hierarchy of centres contained in policy EC4, (3) the limitations on non-retail uses set out in policy EC6 and (4) the retail impact assessment thresholds set out on policy EC8, based on robust and up-to-date evidence and consistent with national policy and guidance?

1. The Council's retail evidence base, the Telford and Wrekin Retail and Leisure Capacity Study 2014 is not up-to-date and cannot be relied on for the following reasons:
 - It fails to take into account the committed foodstore at Audley Avenue which was secured by appeal (ref: APP/C3240/A/11/2167505) in May 2012;
 - It relies on a household survey which was undertaken in 2013. Since the survey was undertaken, a new Aldi store has opened in Newport.
 - It relies on 2011 base data, which is now some five years out of date and is based on forecasting from the 2001 census. Given the changes in population changes post-2001, and that the Plan uses data from the 2011 census, it is not sound.