

Telford & Wrekin Local Plan 2011 - 2031:

Statement of Common Ground between Telford & Wrekin Council and Audley Avenue Business Park Ltd (represented by Indigo Planning Ltd)

January 2017

Introduction

This Statement of Common Ground has been prepared jointly between the parties consisting of Telford & Wrekin Council (“the Council”) and Audley Avenue Business Parks (“AABP”), represented by Indigo Planning Ltd., in connection with the Submission Version of the Telford & Wrekin Local Plan 2011-2031. It has been prepared to assist the Inspector during the examination of the Plan.

Background

The Council and AABP have been in disagreement on a number of matters relating to the Audley Avenue Business Park in Newport. These are set out in submissions made by Indigo Planning Ltd at the Regulation 19 publication stage of the Local Plan¹ and in a subsequent statement in response to the inspector’s Matters, Issues and Questions².

In summary, AABP have objected to the inclusion of some areas within the South Newport Strategic Employment Area (“the SEA”) where Policy EC1 applies. Paragraph 1 of Policy EC1 “recognises the importance of the strategic employment areas through the borough. The areas, as shown on Map 2 and the Policies Map, are expected to deliver B Use Classes along with similar industrial uses and ancillary uses”.

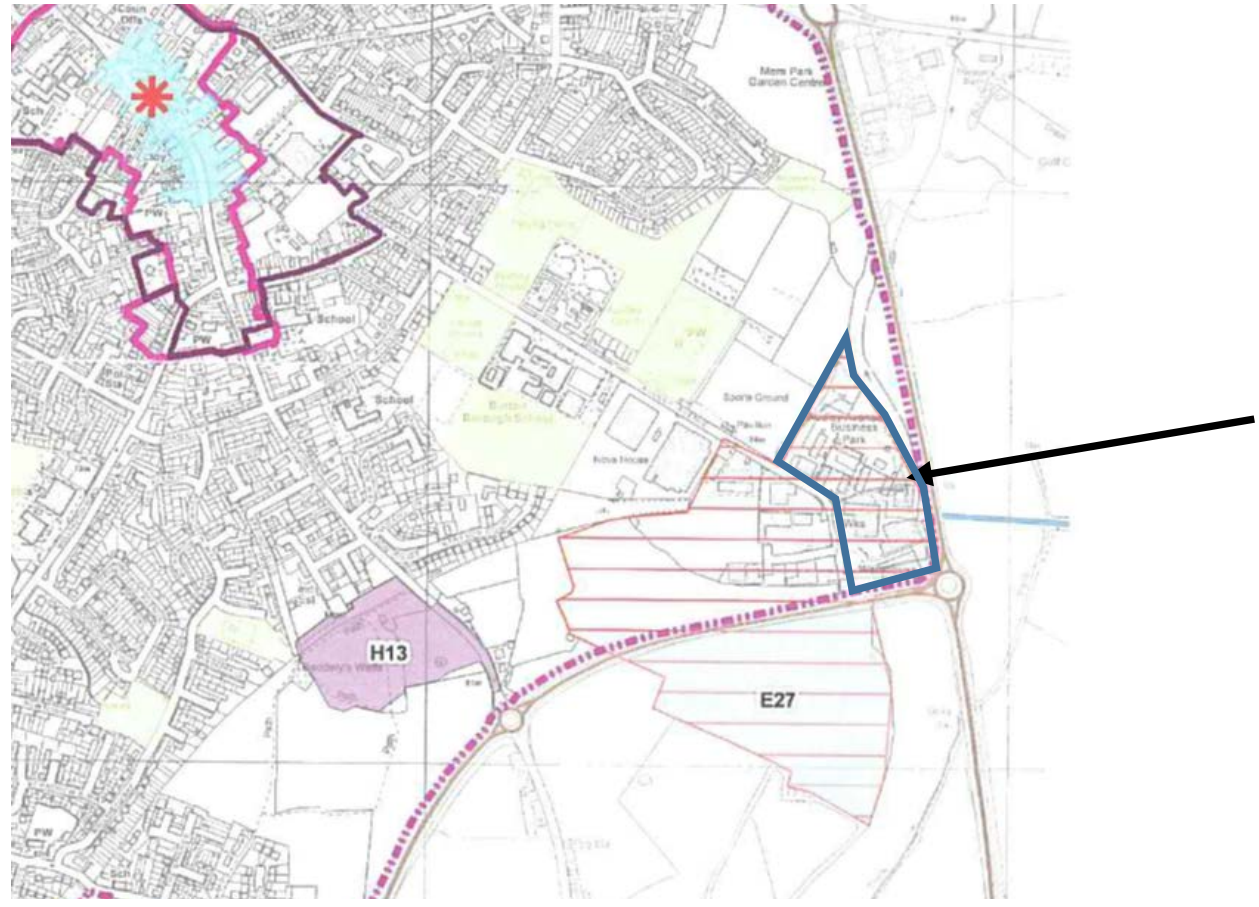
AABP have raised other concerns relating to retail provision, the supply of employment land elsewhere in Newport, affordable housing, environmental standards and parking provision.

The Council has reviewed AABP’s submissions. The Council accepts it is appropriate to adjust the SEA boundary to exclude the Audley Avenue Business Park and all land east of Audley Avenue as shown edged blue on the Audley Avenue Business Park Map (refer Figure 1).

¹ EiP Ref: A10 PUB 388 to 413

² EiP Ref: J3/4, J4/4/1, J4/4/2, J5/4, J8/4

Figure 1 Audley Avenue Business Park within the South Newport Strategic Employment Area



Audley Avenue
Business Park

This is because the greater proportion of the land east of Audley Avenue is covered by implemented planning permissions for retail use and a prior approval for housing. The Council as the local authority will also imminently be issuing planning permission for housing on land immediately to the north of the Audley Avenue Business Park following completion of a s106 agreement (planning permission TWC/2011/0627).

The Council has considered the impact of this adjustment on the overall planned employment provision in Newport and the Borough as a whole. Given the size of this particular SEA in Newport and the other SEAs and Employment Sites in the borough shown on the Policies Map, the Council is satisfied that the reduction in the potential employment land provision which would result as a consequence of this adjustment to this SEA boundary would not have a significant impact on the planned employment land provision either in Newport or in the borough as a whole. On this basis, the Council accepts it is no longer appropriate to include the land shown edged blue on the Audley Avenue Business Park Map within the South Newport SEA.

AABP confirm that it no longer wishes to pursue its objection to the South Newport SEA.

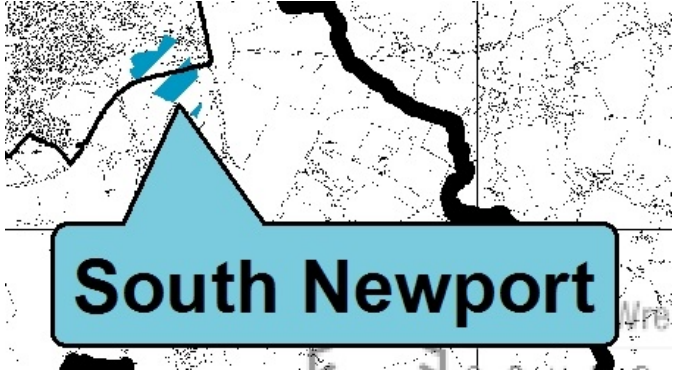
AABP have also reviewed and discussed their remaining objections to the Local Plan with the Council and request the withdrawal of all their objections to the Local Plan. Neither AABP nor their representatives will attend the Examination Public.

On this basis AABP now find the Plan to be sound.

Resolution

The parties agree that two minor modifications should be put forward to the inspector for consideration at the Local Plan examination (see overleaf).

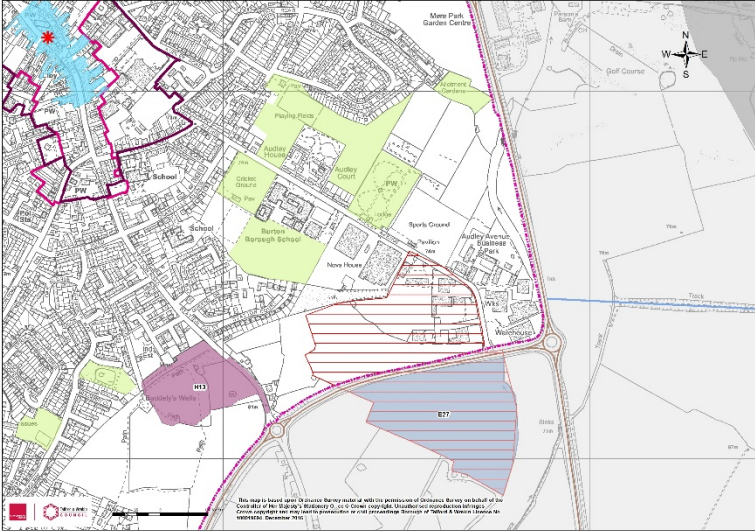
Telford & Wrekin Local Plan **Minor Modifications Schedule (Section 4 Economy)**

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
SX³	MIQ statement from Indigo Planning	44	EC1 Map 2 (extract)	Amend the boundaries of South Newport Strategic Employment Area to exclude land east of Audley Avenue. 	To reflect recent grants of planning permission.

³ Reference number to be finalised at the end of the examination in public hearing sessions

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Minor Modifications Schedule (Policies Map)


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SX⁴	MIQ statement from Indigo Planning	Policies Map	Policies Map	<p>Amend the boundaries of South Newport Strategic Employment Area to exclude land east of Audley Avenue.</p> 	To reflect recent grants of planning permission

⁴ Reference number to be confirmed at the end of the examination in public hearing sessions

Conclusion

Based on the above information, the AABP no longer find the Local Plan to be unsound.

Signed on behalf of Telford & Wrekin Council		
Name and position	Signature	Date
Vincent Maher Strategic Planning Programme Manager		16/01/2017

Signed on behalf of AABP		
Name and position	Signature	Date
Sean McGrath Director, Indigo Planning Ltd		16/01/2017