

# Briefing Note



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

### **Audley Avenue Business Park (AABP)**

#### **Matter 8: Site Allocations**

**Question 1: Are the allocated sites appropriate and deliverable, having regard to the provision of the necessary infrastructure and facilities, and taking account of environmental constraints?**

1. Land at Audley Avenue has been allocated as being within a 'strategic employment area'. This is not appropriate nor is it deliverable. The reasons for this are explained fully in our statement prepared for Matter 4. In short, there is no realistic prospect of the site being developed for Class B.
2. The Framework seeks to discourage the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose (paragraph 22). Therefore, this allocation does not accord with the Framework and it cannot be considered appropriate.
3. The area has an implemented planning permission for retailing, a petrol filling station and residential development. A planning application will shortly be submitted for retail and residential development (**Appendix 1**).
4. In this context, and given the need to prioritise jobs in Newport, it would be appropriate to identify the site for retail development; an Inspector has already found the principle of retail use on the site as acceptable (ref: APP/C3240/A/11/2167505).
5. Alternatively, it would be identified for mixed-use development or for

regeneration and economic development.

6. In summary, the allocation of our client's site at Audley Avenue Business Park as being within a 'strategic employment area' is not appropriate or deliverable. The land needs regeneration and a supportive allocation would facilitate this in accordance with the requirement of the Framework.

