

# Supplementary Information – Matter 6 Issue 2

## Telford and Wrekin Co-operative Council – Local Plan Examination

12 March 2026 | Confidential

### Introduction

- 1.1 This Supplementary Information is provided on behalf of Telford Trustee No.1 Ltd and Telford Trustee No.2 Ltd ('The Trustees').
- 1.2 During the Hearings on 4<sup>th</sup> March 2026 the Inspectors invited the Trustees to comment on the Monitoring Framework prepared by the Council, and indicate how this could be amended so as to address the concerns raised regarding a lack of evidence on Telford Town Centre's "health". This was discussed in respect of Question 87 and the Trustees' representations in this regard.
- 1.3 The Trustees' opinion remains that in order for plan monitoring to be effective, it must be based on/relate to up to date evidence. In this instance a Town Centre Health Check is recommended to be prepared to coincide with the Local Plan's adoption to enable ongoing monitoring to take place from the start of the plan period.
- 1.4 The Trustees have provided a high level Health Check to the Council to assist the Inquiry and this could be a starting point. We encourage the Council to work with the Trustees/Centre Management to create a more comprehensive document of its own.
- 1.5 The suggested additions to the Monitoring Framework are as below. The areas for monitoring relate to the health check the Trustees have provided, and should collectively ensure the Council maintains a clear picture on the health of the Town Centre, and is therefore able to assess planning applications that impact the vitality and viability of the Town Centre/Primary Shopping Area more accurately. The Trustees consider the factors to be monitored as those key to understanding a Town Centre's health.

| Ref  | Monitoring Indicator                         | Data Source                          | Tracked Figure                                    | Purpose /Target                                                        |
|------|----------------------------------------------|--------------------------------------|---------------------------------------------------|------------------------------------------------------------------------|
| EE9  | Vacancy rate v national vacancy rate         | Centre Management/GOAD LA monitoring | Unit numbers/location                             | Assist in informing the LPA on the impact of out of centre development |
| EE10 | Long term vacant units (more than 12 months) | Centre Management/GOAD LA monitoring | Unit numbers/location                             | Assist in informing the LPA on the impact of out of centre development |
| EE11 | Opening/closure of national retailers        | Centre Management/GOAD LA monitoring | Unit numbers/location/reasons for opening/closure | Assist in informing the LPA on the impact of out of centre development |
| EE12 | Amount of F&B floorspace                     | Centre Management/GOAD LA monitoring | Unit numbers/location                             | Assist in informing the LPA on the impact of out of centre development |
| EE13 | Amount of leisure floorspace                 | Centre Management/GOAD LA monitoring | Unit numbers/location                             | Assist in informing the LPA on the impact of out of                    |

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|      |                                        |                                      |                       |                                                                        |
|------|----------------------------------------|--------------------------------------|-----------------------|------------------------------------------------------------------------|
|      |                                        |                                      |                       | centre development                                                     |
| EE14 | Amount of Comparison Good Floorspace   | Centre Management/GOAD LA monitoring | Unit numbers/location | Assist in informing the LPA on the impact of out of centre development |
| EE15 | Amount of Convenience Goods Floorspace | Centre Management/GOAD LA monitoring | Unit numbers/location | Assist in informing the LPA on the impact of out of centre development |