

From: Huw Jones [<mailto:huw.jones@turley.co.uk>]

Sent: 20 June 2016 16:10

To: Close, Roland

Cc: Rob.Jones@aldi.co.uk

Subject: Galebreaker/ALDI, Ledbury

Importance: High

Roland

As discussed, we have exchanged correspondence with your appointed retail consultant, JW Planning ('JWP'). We maintain our position that the proposed ALDI Limited Assortment Discount Foodstore will **not** have a significantly adverse impact upon the health of Ledbury town centre.

We conclude that the impact of the proposed ALDI store upon the town centre will be -6%. Taking into consideration the health and function of the town centre, we do not consider that a -6% diversion represents a significant adverse impact. JWP considers that the level of impact will be -8.8%. We disagree with JWP's figure for the reasons set out in detail in our letter of 25 May 2016. Even if we were to accept JWP's impact figure of -8.8% we maintain that this does not represent a significant adverse impact upon Ledbury town centre, which is clearly vital, viable and performing well.

ALDI accepts that there will be a diversion of trade from Ledbury town centre to the proposed foodstore. In order to mitigate this impact, the Council has requested a financial contribution for enhancements to the town centre public realm.

In light of the above, ALDI is prepared to offer a sum of £120,000 towards town centre public realm enhancements. It is our view that the proposed sum adequately offsets the perceived impact upon the town centre and satisfies the requirement of regulation 122 of the Community Infrastructure Levy Regulations.

I would be grateful if you could please confirm the acceptability of the above at your earliest convenience.

I trust that the above will enable the application to be reported to the 13 July 2016 planning committee with a positive recommendation.

Kind regards

Huw

Huw Jones
Director

Turley

18 Windsor Place
Cardiff CF10 3BY
T 02920 375 075
M 07768 178 714
D 0292 037 5075

turley.co.uk



Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley is a trading name of Turley Associates Ltd, registered in England and Wales Registered No 2235387 Registered Office 1 New York Street, Manchester, M1 4HD.

[Terms and Conditions](#)