

Policy CS26 – Criteria for Development Within Existing Centres

Summary of Comments Received	Recommended Response
The history of sale or re-letting of neighbouring premises and the presence of other empty premises should be taken into account when considering alternative uses outside the centres listed in Policy CS25.	No change is recommended, as Policy CS26 already allows the “reasonable prospect of re-use for compatible purposes” to be considered.
The Core Strategy should support the implementation of the wide range of potential actions that may be included in the emerging Town Centre Action Plans. The removal of street clutter, blank shop windows, advertising, and minimising of traffic signs should also be facilitated.	No change is recommended to Policy CS26, as this wider series of actions, which will often need to be taken outside the planning system, are more appropriate to be included in a Town Centre Action Plan. It is therefore recommended that paragraph 21.3 of the Core Strategy is amended to read: “Further proposals for more local improvements are identified in the Town, District and Local Centres Study and Delivery Framework <u>and will be included in a series of more detailed Town Centre Action Plans</u> ”.
All issues relating to retail impact should be dealt with under one Policy CS28 to avoid duplication and confusion. These elements should be detailed from Policy CS26.	No change is recommended as it is appropriate to explain how proposals that may exceed the floorspace guidelines in Policy CS25 will be evaluated.