

Policy CS28 – Retail Impact Assessments

Summary of Comments Received	Recommended Response
Welcome the requirement for retail impact assessments for edge-of-centre developments and out-of-centre developments above the specified thresholds which will also protect existing centres outside the Borough.	No change is recommended
The thresholds for requiring retail assessments for out of centre developments are overly restrictive and not based on a robust and up to date evidence base, The default position of 2,500 sq m set out in paragraph 26 of the National Planning Policy Framework should be adopted.	No change is recommended, at this stage. The National Planning Policy Framework says that "local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m)" The Council is therefore permitted to establish a locally set threshold. The Council's Retail Update 2012 confirms no capacity for additional convenience or comparison floorspace during the plan period. New retail development under the national default threshold could therefore have a significant impact on designated centres. It is therefore recommended that further work is undertaken to support an appropriate local threshold for inclusion in the Core Strategy.