

Policy CS26 – Criteria for Development within Existing Centres

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Applications for development for within Use Classes A1, A2, A3, A4, A5, B1, C1, D1, D2 and other main town centre uses, including new build, extensions and changes of use, will be permitted within the centres listed in Policy CS25 and within smaller shopping parades where they can be demonstrated to provided they:

1. be appropriate in scale to the relative position of each centre in the hierarchy outlined in Policy CS25 promote competitiveness, customer choice and a diverse retail offer that reflects the individuality of the centre;
2. be are consistent with the local priorities identified in Policies CS4 to CS11;
3. maintain an appropriate street-level retail frontage; and
4. meet the requirements of Policy CS42.

~~Proposals~~ Applications for uses that will sell food or drink, including sweets, for consumption off the premises will additionally be required to include measures for litter control and street cleansing, including the provision and installation of at least one public litter bin, in accordance with Policy CS45.

~~Proposals~~ Applications for food and drink (Use Classes A3, A4 and A5) uses must also comply with Policy CS27.

~~Within the centres listed in Policy CS25, alternative uses, such as residential, will only be permitted within street-level retail frontages as part of a formally adopted planned contraction of the centre.~~

~~Proposals exceeding the floorspace guidelines for A1 uses in town, district and local centres in Policy CS25 will be approved where the benefits of permitting the development are considered to outweigh any adverse impacts, including the impact on the vitality and viability of any nearby centre within or outside the Borough, and having regard to the following considerations:~~

- ~~• the impact on the economic and physical regeneration of the area, including the impact on areas of greatest need;~~
- ~~• the impact on valued facilities and services and the community's ability to meet its day to day needs;~~
- ~~• the level of accessibility by a choice of means of transport;~~
- ~~• the potential for additional linked trips and the generation of additional footfall within the centre;~~
- ~~• the impact on the environmental quality of the centre, vacancy levels and residential amenity; and~~
- ~~• the wider implications for compliance with Policy CS42 and Policy CS43.~~

~~Outside the centres listed in Policy CS25, alternative uses, such as residential, will be permitted within street-level retail frontages where:~~

- ~~• the property has been vacant and continuously marketed for compatible uses at the values prevailing in the centre for a period of at least two years and there is no reasonable prospect of reuse for compatible purposes; and~~
- ~~• the loss of the retail unit would not undermine the function and character of the centre or parade or result in the creation of a 'dead frontage' in an otherwise active parade of shops; and~~
- ~~• the design of the frontage would enhance the street scene and there will be no adverse impact on neighbouring uses.~~

Applications for non-main town centre uses, within a centre listed within Policy CS25 or in a smaller shopping parade, will only be permitted where it is demonstrated that the loss of the floorspace from the stock of main town centre uses does not have the potential to adversely affect the competitiveness, customer choice or offer of the town centre or parade; or the proposal is consistent with any formally adopted planned contraction of the centre or parade; and the proposal complies with

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the requirements of Policy CS42.

In all centres, residential development will normally be permitted outside street-level retail and commercial frontages; on upper floors and on backland sites, provided that the operations of existing businesses are not adversely affected; and an acceptable level of amenity and design can be secured for future residents in accordance with Policy CS21.

21.14 Policy CS26 aims to ensure that the network of centres in the Borough remain the focus for main town centre uses that ~~are of appropriate scale~~ make a positive contribution to the character, diversity and vitality of the centre consistent with the priorities set out in Policy CS2, Policies CH4 to CH11 and development management considerations. Other uses likely to attract a significant number of people should also be located in accordance with the hierarchy of centres in Policy CS25 and the criteria in Policy CS26, unless it can be demonstrated that no alternative, suitable sites or premises are available within or on the edge of an existing centre.

~~21.15 Policy CS26 also identifies the matters which will be taken into consideration where retail proposals come forward in excess of the floorspace guidelines set out in Policy CS25.~~