

Policy CS26 – Criteria for Development Within Existing Centres

Summary of Comments Received	Recommended Response
All issues relating to retail impact should be dealt with under Policy CS28 to avoid duplication and confusion. These elements should be removed from Policy CS26.	Accepted. It is recommended that wording related to floorspace guidelines and impacts is removed from Policy CS26, to reflect the deletion of the floorspace guidelines from Policy CS25 – Hierarchy of Retail Centres and their replacement with revised thresholds within amended Policy CS28 – <u>Town and Local Centre</u> Impact Assessments; and that the first paragraph of Policy CS26 is amended to read: <u>“Applications for development 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 provided they:</u> 1. <u>promote competitiveness, customer choice and a diverse retail offer that reflects the individuality of the centre;</u> 2. <u>are consistent with the local priorities identified in Policies CS4 to CS11;</u> 3. <u>maintain an appropriate street-level retail frontage; and</u> 4. <u>meet the requirements of Policy CS42.”</u>
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.	Accepted but it is recommended that Policy CS26 is amended, to take account of smaller shopping parades outside identified centres, to read: <u>“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 the requirements of Policy CS42.”</u>
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> ”; and that Point 4 of Policy CS43 – Design, Heritage and Amenity, is amended to read: “...take full account of any formally adopted... <u>area-specific action or management plans...</u> ”

