

Policy RET1 Retailing and Town Centres

Proposals for retail development will be permitted within ~~the~~ town centre and small town centres boundaries (where defined). For other locations, a sequential approach to site selection will be applied in the following order of preference:

- a) Edge of Town Centre boundary (i.e. adjoining it or normally within 300m); and
- b) Out of centre locations (i.e. outside the town centre boundary but within settlement limits) where sites are accessible by walking, cycling and public transport.

Proposals for other town centre uses (cultural and community facilities, leisure, entertainment and businesses) shall also follow the same sequential approach.

There will be a presumption to refuse a retail application outside ~~of these locations~~ town centre and small town centre boundaries unless the applicant can demonstrate that:

- a) alternative sites within these locations are either not suitable, not viable or not available (or any combination thereof), and;
- b) there is a qualitative and/or quantitative need for the proposal, and;
- c) there will be no significant adverse impact on any centre within the whole catchment.

All proposals must meet the General Policy and accord with other provisions of the LDP.

7.2.14 Proposals for retail and other town centre uses will therefore only be considered outside the town centre or small town centre boundaries when the sequential test has been undertaken. Preference will be given to edge of centre land before considering an out of centre site provided it has been demonstrated that there is a need for the retail provision and that there will be no significant adverse impact on the existing centre.

Footnote 26 Until such times as the town centre boundaries may be amended through the adopted Local Policies Plan, the town centre boundaries and the commercial core designations as defined in the existing plans will be the town centre boundaries.