

BROXTOWE BOROUGH COUNCIL PART 2 LOCAL PLAN

MATTER 3 (M3A5) – Town Centre & District Centre Uses

- **‘Provide more detail regarding the evidence to support the 500sq. m. threshold with reference to national policy guidance’.**

The National Planning Policy Framework (NPPF) states when assessing applications for retail, leisure and office development outside of town centres, 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 purpose of the test is to ensure that the impact of out-of-centre and edge of centre proposals on existing town centres is not significantly adverse (see paragraph 26 of the NPPF 2012). The approach of applying a locally-set threshold is therefore supported by the NPPF.

Broxtowe Borough Council has therefore determined that it is most appropriate for the Borough to set a lower, ‘locally set’, floorspace threshold of 500 sq. m.

The evidence for setting this threshold is set out within the [Broxtowe, Gedling, Nottingham City & Rushcliffe Retail Study 2015](#), which was produced by Carter Jonas and published in September 2015. Appendix 14 of the Study sets out the methodology which was followed, based upon guidance set out within National Planning Practice Guidance (NPPG), in order to establish the retail threshold of 500 sq. m. This Appendix starts on page 469 of the document.

The Study was undertaken based upon the advice set out in **National Planning Practice Guidance, published in March 2014.**

Below are some particularly relevant extracts from Appendix 14 of the Retail Study:

- Paragraph 1.3: *‘The Planning Practice Guidance published in March 2014 provides advice in setting a locally appropriate threshold and states that it will be important to consider the:*
 - *scale of proposals relative to town centres;*
 - *the existing viability and vitality of town centres;*
 - *cumulative effects of recent developments;*
 - *whether local town centres are vulnerable;*
 - *likely effects of development on any town centre strategy; and*
 - *impact on any other planned investment’.*
- Paragraph 1.5: *‘In terms of the scale of new commitments relative to the Borough’s main town centres, the planning pipeline evidence shows that they range from smaller retail units of circa 100m² net, up to substantially larger stores and schemes of over 1,500m² net (including,and new comparison goods floorspace at retail parks including Giltbrook Retail Park in Broxtowe Borough)’.*

- Paragraph 1.8: *'We therefore conclude in this case that it is reasonable for applicants proposing developments in Broxtowe, Gedling and Rushcliffe Boroughs for new comparison and convenience goods retailing of 500m2 gross and above to demonstrate that they will not have a significant adverse impact on the Boroughs' town, district and local centres, either on their own or cumulatively with other commitments in the area, in accordance with the NPPF'.*
- Paragraph 1.9: *'In our judgement this is a reasonable impact threshold as it will provide the local planning authority with sufficient flexibility to assess the merits and implications of edge and out-of-centre foodstore applications that could potentially have significant implications for the viability and delivery of new or extended floorspace in these existing centres. We also advise that this threshold should be applied, where relevant, to change of use applications and applications seeking variations of conditions'.*
- Paragraph 1.10: *'We also consider that a 500m2 impact threshold is reasonable in this case based on our experience of advising other local planning authorities, and also drawing on the minimum impact thresholds identified in recently adopted local plans (including, for example, Richmondshire District Council, Rother District Council, Rotherham Metropolitan Council, Stafford Borough Council, Warrington Borough Council and Norwich City Council)'.*

Broxtowe Borough Council
January 2019