Session 5 Appendix C Q13 a) to c)

~~**GN 32 Out-of-Centre Retail and Commercial Development**~~

~~To ensure that retail and commercial development is appropriately located and does not undermine the retail hierarchy set out at SP 16 'Retail Hierarchy', retail and commercial developments outside defined centres will only be permitted where:~~

1. ~~No sequentially preferable sites are suitable and available; and~~
2. ~~A quantitative or qualitative need has been demonstrated; and~~
3. ~~The impact of the proposal would not, either by itself or in combination with permitted or allocated retail developments, undermine the vitality or viability of retail centres~~
4. ~~If located at a local retail centre proposals are of a scale and nature compatible with the role and function of the centre.~~

~~This policy does not apply to community facilities located within the community it is seeking to serve (see policy GN 29 Community Facilities) or proposals which implement up-to-date Regeneration Strategies endorsed by the authority.~~

GN 32 Out-of-Centre Retail and Commercial Development

To ensure that retail and commercial development is appropriately located and does not undermine the retail hierarchy, retail and commercial developments outside defined town and local retail centres will only be permitted where:

1. **No sequentially preferable sites are suitable and available; and**
2. **The location is accessible by a choice of means of transport including active travel and public transport.**

In addition, retail proposals are required to:

1. **Prove a quantitative or qualitative need; and**
2. **Demonstrate that the impact of the proposal would not, either by itself or in combination with permitted retail developments, undermine the vitality or viability of town and local retail centres by assessing the impact of the proposal:**

a. **Proposals creating 500sqm net or more of retail floorspace will be required to provide a retail impact assessment to consider the effect on nearby Town and/or Local Retail Centres.**

b. **Proposals of less than 500sqm net floorspace, will be required to consider the impact on similar stores within nearby Town and/or Local**

Retail Centres and on freestanding stores serving an important community function.

5.170 This policy seeks to implement the Welsh Government's 'Town Centres First' approach for retail and commercial development. All proposals for uses, including retail and complementary town centre/commercial uses, should demonstrate a sequential approach to site selection where sites and premises within town centres are considered first, ~~following by edge-of-centre locations and finally out of centre locations. Centres forming part of the sequential test should be agreed with the authority prior to submission of any planning application. Retail and all other uses complementary to retail and commercial centres include financial and professional services, food and drink, offices, hotels, educational and other non residential establishments, leisure, launderettes and theatres. Some educational, healthcare and community uses should however be located close to the communities they serve. A key consideration will be the proposals acceptability under GN 1 'General Development Policy'.~~ followed by edge-of-centre locations and finally out of centre locations, which are accessible by a choice of public and private modes of transport.

New Paragraph Town and Local Retail Centres selected to be part of the sequential test should be agreed with the Authority prior to submission of any planning application. Complementary town and local retail centre uses include financial and professional services, food and drink, offices, hotels, residential institutions, educational and other non-residential establishments, leisure and certain other uses such as launderettes and theatres. Some educational, healthcare and community uses should, however, be located close to the communities they serve. Facilities regarded as community facilities are considered under Policy GN 29 Community Facilities.

5.171 A proportionate approach will be taken to the demonstration of need and impact. Major retail ~~and commercial~~ developments are ~~considered to be~~ proposals above 500 sq. metres net additional floorspace either within a single proposal or where cumulative proposals have come forward since the initial development. ~~Major retail and commercial developments will be required to demonstrate that there is a need for the proposal. Where a need is identified (either quantitative or qualitative), then a Retail Impact Assessment will be required. For proposals of less than 500 sq. metres, developers must demonstrate that there will not be a significant impact on similar stores within nearby centres, and that there is a need for the proposal.~~ This figure is below the national planning policy threshold, but is appropriate for the Plan area, taking account of the scale and characteristics of the local area and the potential for developments of this size to impact the Town and Local Retail Centres.

~~5.172 Development proposals outside Town Centres and Local Retail Centres that would result in the loss of retail and commercial floorspace will only be permitted where there is proven to be sufficient alternative provision locally or where the premises / floorspace has been vacant for at least 12 months and has been actively marketed over that time.~~

5.173 In applying the sequential test ~~for non-Town Centre retail proposals, the greatest weight will be given to the impact on~~ areas of search should include the nearest defined Town and/or Local Retail Centre(s), ~~and~~ with the onus of proof that sites have been thoroughly assessed resting with the applicant. If no central sites are available, then ~~after that to~~ edge-of-centre ~~retail areas~~ sites that are accessible by a choice of public and private modes of transport should be assessed. Only if there are no in or edge of centre sites available, should out-of-centre ~~but within settlement retail areas and then those retail activities taking place on industrial estates linked to the nearest settlements.~~sites be considered and these must also be accessible by a choice of public and private modes of transport.