

Proposed Modifications

**Chapter 8: Central Areas and Shopping**

<b>Deposit Draft Policy Number and Title</b>	<b>Proposed Modification / New Policy</b>	<b>Reason for Proposed Modification</b>
Central Areas and Shopping Policy 2: Belgrave Road	Delete policy.	In response to representations from GOEM to the deposit draft Structure Plan that this policy is not a Structure Plan matter. This was proposed as a Pre-EIP Change
Central Areas and Shopping Policy 3: Retail Development and Community Facilities to Serve Local Needs	<p>Central Areas and Shopping Policy 3: Retail Development and Community Facilities to Serve Local Needs</p> <p>Where their demise would result in an identified need not being met locally or a deficiency arising, existing shops, services and facilities in centres not named in Central Areas and Shopping Policies <del>1 and 2</del> <b>y 1</b> will be protected and, where appropriate, enhanced.</p> <p>Adequate provision will be made for new shops, services and other facilities in new developments, and such facilities will also be permitted where these relate reasonably to local needs in existing residential, employment and mixed use development. Proposals should be of an appropriate scale and nature. Pedestrians and cyclists should have priority access to any new developments, which should also be easily accessible by public transport.</p>	As it is proposed to delete Central Areas and Shopping Policy 2, reference to it has been removed from Central Areas and Shopping Policy 3.

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<p>Central Areas and Shopping Policy 4: Out-of-Centre Retailing</p>	<p>Central Areas and Shopping Policy 4: Out-of-Centre Retailing</p> <p><del>New out-of-centre retail and/or leisure and entertainment developments, or the significant incremental expansion of existing out-of-centre retail and/or leisure and entertainment developments will not be permitted unless there is a clearly defined and agreed need for the development, and:</del></p> <ul style="list-style-type: none"> <li><del>a) no suitable sites are available within the central areas listed in Central Areas and Shopping Policy 1;</del></li> <li><del>b) no suitable sites are available in edge-of-centre locations or in other local centres;</del></li> <li><del>c) the proposal would not prejudice the development of allocated sites;</del></li> <li><del>d) the proposal individually or cumulatively with other development proposals and or outstanding planning permissions, is not of a scale or kind which would seriously affect the vitality and viability of nearby town, district, local and village centres as a whole;</del></li> <li><del>e) the proposal does not detrimentally affect the flow of future investment to existing centres, such investment being needed to sustain their vitality and viability, physical quality and attractiveness, the range of services which they offer and their role in the economic,</del></li> </ul>	<p>In response to representations to the Deposit Draft Structure Plan. This was proposed as a Pre-EIP Change.</p> <p>The need for further development should be addressed through the revision of the CLRS and regional level work. A sequential approach to site selection should be followed in line with PPG6 if such a need is identified.</p>

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	<p><del>cultural and social life of the community;</del></p> <p>f) <del>the proposal provides shopping and/or leisure and entertainment facilities in a location which meets the needs of most people in its catchment area by allowing easy, convenient and safe access by a realistic choice of transport;</del></p> <p>g) <del>the proposal's impact upon car use and car parking provision is acceptable;</del></p> <p>h) <del>the proposal does not adversely affect the historic and/or natural environment; and</del></p> <p>i) <del>appropriate conditions on type of goods sold can be applied.</del></p> <p><b><i>New, or significant incremental expansion of retail or leisure and entertainment development should not be permitted in out of centre locations unless:</i></b></p> <p><b><i>a) there is a clearly defined and agreed need for the proposed development;</i></b></p> <p><b><i>b) no suitable sites are available in the sequentially preferred locations set out in Strategy Policy 3A (with the exception of Shepshed) or in district or local centres providing the development is consistent with the scale and function of that centre;</i></b></p> <p><b><i>c) the proposal would not prejudice the development of sites allocated for these or any other purpose;</i></b></p>	

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	<p><i>d) the flow of investment to established centres can be shown to be of a level that will enable their vitality and viability to be maintained and enhanced taking into account the cumulative effect of the impact of other development proposals and outstanding planning permissions;</i></p> <p><i>e) easy, convenient and safe access for the population of the catchment area on foot or by a realistic choice of transport can be secured;</i></p> <p><i>f) impact on car use and car parking provision is acceptable;</i></p> <p><i>g) historic and natural environments are not adversely affected; and</i></p> <p><i>h) appropriate conditions on the type of goods sold can be applied.</i></p> <p><i>There is no requirement for a new regional or sub regional shopping centre within the Plan Area.</i></p>	