

Agenda
Session 8 - 11.00 11 May 2017
Matter 8
Town Centres and Tourism

This matter considers policies for town centre development and tourism.

The retail studies indicate that there is no capacity for additional convenience floorspace taking into account commitments such as the Sainsbury's extension in Matlock and little capacity for comparison floorspace until 2030.

Policy EC6 includes a retail hierarchy and a number of criteria to support the hierarchy. The criteria include thresholds of 300 sq m for main centres and 200 sq m for local centres above which proposals for town centre uses will require an impact assessment.

Policy EC7 designates primary shopping frontages in the main town centres but does not include any thresholds in terms of non-retail uses as the Council maintains that there is a need for flexibility.

Modifications are proposed to Policies EC8 and EC10 in response to consultation responses and preliminary questions to ensure that they are positively prepared and consistent with national policy.

Main modifications MM91-MM99 are relevant to this issue.

Issues

1. Retail capacity

The Council refers to the positive effects of the Sainsbury's and M & S Simply Food stores on convenience market share in the Matlock catchment. The potential to enhance market share in the comparison sector is considered to be limited as the pattern is a consolidation of the market in higher order centres such as Sheffield, Chesterfield and Derby.

Notwithstanding the retail studies is there scope for Matlock in particular increasing its market share so that leakage is reduced?

2. The threshold for retail impact assessment

The Council refers to the work undertaken by GL Hearn (CD23) based on PPG guidance on setting a locally appropriate retail impact threshold. However, the Council recognise that the level of information required for any impact assessment would be proportionate to the local circumstances.

Are the threshold retail impact thresholds proportionate?

Should Darley Dale as a District Centre be distinguished from the principal town centres in terms of the requirement for an impact assessment?

How would Cromford as a District Centre be dealt with in terms of thresholds?

3. Town Centre Policies

The Framework indicates that local authorities should set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres (paragraph 23).

How would proposals for main town centre uses outside the defined centres but below the thresholds be judged taking into account the criteria within Policy EC6?

The last part of Policy EC6 indicates that for the purposes of retail impact assessments and sequential site assessments the town centre boundary denotes the defined centre.

Why is there no reference to Darley Dale within this part of the policy?

4. Tourism and Farm Diversification Policies

Will the modifications proposed to Policies EC8 and EC10 ensure that they are positively prepared and consistent with national policy?

The Council considers that with MM95-MM99 the policies will be positively prepared and consistent with national policy.

Would a) to d) of Policy EC8 as proposed to be modified provide the appropriate framework for dealing with small scale rural tourism e.g. holiday accommodation? MM96 lacks clarity.

Main Evidence Base

CD23 – Retail Impact Thresholds

CD24 – Retail Study Update

EX/07 - Council response to Inspector's Preliminary questions of 14 February

EX/13 – Schedule of proposed main modifications

Participants

DDDC