

Appendix 1: Suggested amendments to Policy PP5 shown as ‘tracked changes’

Deletions shown as ~~struck through~~. Additions shown as underlined.

Policy PP5

TOWN CENTRE USES

~~The Town centre Boundary and the Primary and Secondary Shopping Frontages are defined on the Policy Maps.~~

Within Town Centre boundaries (as shown on the Policies Maps and Local Maps), proposals for development or change of use for ‘main town centre uses’ (as defined in Policy PP2 and the National Planning Policy Framework) as well as residential development will be permitted where they comply with other relevant policies in this Local Plan and support the vitality and viability of the town centre.

~~Within the Primary Shopping Area, proposals for development will be permitted where they:~~

- ~~a. are for main town centre uses, as defined in the NPPF; or~~
- ~~b. will promote the vitality and viability of the centre, including proposals for residential development; or~~
- ~~c. will involve the conversion or re-use of upper floors; and/or~~
- ~~d. deliver high quality active ground floor frontages; and~~
- ~~e. within the Primary Shopping Frontages A1 uses (shops) comprise at least 70% of the shopping frontages; and~~
- ~~f. within the Secondary Shopping Frontages main town centre uses remain dominant; and~~
- ~~g. any change of use will be considered against the aims of this policy.~~

Within the ‘Primary Shopping Area’, the use of ground floor shop units will be restricted to A1 (Retail), A2 (Professional and Financial Services), A3 (Food and Drink); B1 (Business), public libraries, exhibition halls, museums, clinics or health centres. Residential development will only be permitted on upper floors above shop units and will be required to provide an adequate level of parking and amenity space that takes into account access to shops, services and facilities, public transport provision and proximity to public open space.