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South Kesteven Retail Study - Addendum Letter



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Dear Samantha,

### **South Kesteven Retail Study July 2015 - Addendum Letter**

This Addendum Letter is provided in the context of a request from South Kesteven District Council to review the requirement to set a locally set threshold for the purpose of determining whether a retail impact assessment is required for planning applications that comprise new retail floorspace.

Having prepared the Council's Retail Study and visited the four main towns within the District, we have a sound understanding of the status of the existing retail provision within South Kesteven.

Paragraph 26 of the National Planning Policy Framework requires '*local planning authorities to 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 2,500sq m)*'.

Having regard to the size and composition of the town centres in South Kesteven our view is that retail proposals over 1,000 sq m could have an impact on the vitality and viability of the four main town centres. We therefore recommend that the local threshold that would trigger the requirement for an impact assessment in South Kesteven, should be 1,000 sq m and that this trigger should be used for the purpose of the assessment of planning applications which include new retail floorspace.

Accordingly, the justification for the need for South Kesteven District Council to adopt a lower, locally set threshold for the requirement of applicants to provide a retail impact assessment with development proposals is two fold. First, to safeguard the town centres from significant adverse impacts arising from proposals for retail development to the vitality and viability of these town centres and second on existing, planned or committed public or private investment. This is consistent with the National Planning Policy Framework, Section 2 in respect of the need to ensure the vitality of town centres.

Yours sincerely

**Craig O'Brien BA (Hons) BTP MRTPI**  
**Head of Planning South West and Wales**