

EXAMINATION OF DARLINGTON LOCAL PLAN
BANKS PROPERTY RESPONSES TO INSPECTOR'S NOTE 4:
MATTER 8. TOWN CENTRES AND RETAIL DEVELOPMENT

FILE NOTE

LP/NE/3915/PL-2

1 Matter 8. Town Centres and Retail Development

Retail impact assessments (policy TC5)

Q.8.3. Is the threshold of 500 sqm for retail impact assessments in policy TC5 justified and consistent with national policy?

National planning policy allows local authorities to establish proportionate, locally set floorspace thresholds (paragraph 89, NPPF). Banks Property does not have a view on whether a local threshold of 500 square metres for retail impact assessments is justified for Darlington.

As set out within our representations to the Proposed Submission Local Plan (core document 01), we believe that reference should be made in the supporting text regarding strategic housing allocations that have a requirement to provide retail as well as other community facilities. This policy requirement for retail provision is clearly set out in criterion b) and c) of Policy H10 (Skerningham Strategic Site Allocation). Therefore, references should be made in the supporting text of Policy TC5 that some strategic housing allocations have a requirement to provide retail in out of centre locations.

Such an approach would ensure that there are no conflicts between the need to meet the policy requirements of for example Policy H10 for Skerningham and the need for retail impact assessments to justify such retail provision on certain strategic sites.

J Seabury
4 May 2021