

# SHOPPING

## POLICIES AND PROPOSALS

Where appropriate, policies from the approved Leicestershire Structure Plan (1994) are included in this Local Plan. These appear in *italics*.

The Local Plan policies and proposals are in **UPPER CASE BOLD TYPE**.

All of the policies must be considered together before a view can be determined on a particular proposal.



Fosse Park, Enderby.

## SHOPPING - POLICIES AND PROPOSALS

### PLANWIDE POLICIES

#### Out-of-Centre Retailing

- 6.39 A considerable amount of out-of-centre retailing already exists in Leicestershire, a significant part of this being located within Blaby District. In accordance with Government advice in PPG 6, now given increased emphasis by PPG 13, the Structure Plan aims to ensure that proposals for further out-of-centre retail development do not upset the balance between town and out-of-centre facilities. Proposals for the latter will be assessed against the Structure Plan's Central Area and Shopping Policy 5, which states:

*"Planning permission for major retail development (including hypermarkets, main food stores, retail warehouses, retail parks and shopping centres) outside existing town centres will normally be granted provided that such development:*

- a) does not prejudice the development of allocated sites;*
- b) individually or cumulatively with other development proposals, is not of a scale or kind which would seriously affect the vitality and viability of any nearby town centre as a whole. Proposals which detrimentally affect the flow of future investment to a nearby town centre needed to sustain its vitality and viability, its physical quality and attractiveness, its role in the economic and social life of the community, or the range of services which it offers will not normally be permitted;*
- c) provides shopping facilities in a location which meets the needs of most people in its catchment area by allowing easy and convenient access by a realistic choice of transport; or*
- d) does not cause significant harm to the environment.*

*Provision will be made for retail development within and adjoining town centres where appropriate sites are available."*

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6.40 It is the role of this Local Plan to identify the precise boundary of any existing town centre, outside of which the above Structure Plan policy will apply.

6.41 Policy S1 recognises that the central area of Blaby is the only town centre in the District identified in the Structure Plan (Central Area and Shopping Policy 2). It is also the only centre

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which fully meets the definition of the term "town centre" as used in PPG 6. The precise central area boundary has been determined following consideration of opportunities to accommodate new facilities and how the role of the centre can be sustained and increased. Elsewhere in the Local Plan area it is appropriate for major retail development proposals to be assessed against Structure Plan policies, which includes the effect of the proposal on all nearby town centres, including the central area of Leicester.

- 6.42 In the context of policy S1 the District Council will consider "major retail development" to be a proposal which involves a gross floorspace of 500 square metres (5,400 sq ft) or more. This broadly equates with the gross floorspace of a small supermarket. The District Council will consider proposals for major out-of-centre "warehouse club" and "factory outlet centre" developments as retail businesses and as such they will be subject to this policy.
- 6.43 The District Council will only place conditions on retail floorspace (including preventing a development being subdivided into a larger number of smaller shops) and the type of goods which may be sold, where the development would otherwise be contrary to the Development Plan.

### Local Retailing

- 6.44 A growth in the residential and working population of an area will normally generate additional local retail needs. The Structure Plan, in Central Area and Shopping Policy 4, seeks to encourage improvements in both the quantity and quality of shopping facilities to meet these needs where facilities are deficient;

*"Planning permission will normally be granted for retail developments to meet the local needs of new and existing residential and employment areas where facilities are deficient."*

- 6.45 The District Council shares the desire to improve local shopping facilities, however, it is of the opinion that shops should normally be located within existing or proposed local shopping centres, where there is greater potential for shoppers to make multi-purpose journeys and where access and servicing facilities can usually be more satisfactorily provided. To this end policy S13 of this Local Plan proposes a local shopping centre in an area of major residential growth.

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Policy S2 recognises that outside of these centres opportunities may arise where small scale retail development can be accommodated without detriment to the amenities of the area.

**S2      WITHIN THE BUILT UP AREAS IDENTIFIED ON THE PROPOSALS MAP PLANNING PERMISSION WILL BE GRANTED FOR SMALL SCALE RETAIL DEVELOPMENT OUTSIDE OF THE EXISTING AND PROPOSED LOCAL SHOPPING CENTRES IDENTIFIED ON THE PROPOSALS MAP, PROVIDING THAT ALL OF THE FOLLOWING REQUIREMENTS ARE MET:**

- (i)      THE DEVELOPMENT CANNOT BE SATISFACTORILY LOCATED IN A NEARBY EXISTING OR PROPOSED LOCAL SHOPPING CENTRE;**
- (ii)     THE SCALE OF THE PROPOSAL IS APPROPRIATE TO MEET LOCAL NEEDS;**
- (iii)    EASY AND CONVENIENT ACCESS IS POSSIBLE BY FOOT AND BICYCLE.**

6.46     The economic and social importance of local shops, which is recognised by the Government in PPG 6, clearly makes it appropriate for the District Council not only to seek additional facilities but also to have a general policy, S3, to retain existing provision wherever reasonable and practical.

**S3      PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT INVOLVING THE LOSS OF AN EXISTING SHOP WHERE THIS WOULD RESULT IN AN UNACCEPTABLE REDUCTION IN SHOPPING FACILITIES TO MEET LOCAL NEEDS.**

6.47     In both rural and urban areas local shops can provide a vital service, particularly to people who do not have access to a car or regular public transport. The District Council will resist the loss

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of such shops and where a unit has become empty may require evidence that it has been properly advertised and marketed for a shop use, for a reasonable length of time, before determining a planning application for an alternative use.

### Other forms of shopping and related development

- 6.48 There are a number of forms of development which although not shops have similar locational requirements and will generally be found in shopping areas. Because this may have an effect on shopping provision, it is appropriate that the District Council's Local Plan policies on these forms of development are stated here. The Local Plan also contains more specific policies which aim to control the location and scale of non-shopping development in both local shopping centres (S15) and Blaby Central Area (S9-S11).

### **Financial, Professional and Other Services**

**S4 IN BLABY CENTRAL AREA AND IN THE LOCAL SHOPPING CENTRES IDENTIFIED ON THE PROPOSALS MAP, PLANNING PERMISSION WILL ONLY BE GRANTED FOR FINANCIAL, PROFESSIONAL AND OTHER SERVICES IF THE DEVELOPMENT INCLUDES AND MAINTAINS:**

- (i) A RECOGNISABLE PUBLIC SPACE OR RECEPTION AREA; AND**
- (ii) A SHOP WINDOW OR OTHER DISPLAY VISIBLE FROM OUTSIDE OF THE BUILDING.**

- 6.49 Policy S4 is of particular importance in Blaby Central Area and local shopping centres where blank facades and premises which are not open to the general public for normal working hours can be detrimental to the appearance and vitality of the centre. Whilst the District Council accepts the principle of Financial, Professional and other services being located in a shopping centre, it will ensure that such development does not harm its retail character. Proposals for development involving these uses outside of shopping centres will be assessed against the policies of the Local Plan applying to that particular location.

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### Food and Drink

**S5 PLANNING PERMISSION WILL NOT BE GRANTED FOR THE DEVELOPMENT OF FOOD AND DRINK USES WHERE THIS WOULD BE SIGNIFICANTLY DETRIMENTAL TO THE AMENITIES OF ADJOINING OR NEARBY PROPERTIES IN TERMS OF TRAFFIC GENERATION, NOISE, ODOUR, LITTER, GENERAL DISTURBANCE AND APPEARANCE.**

**S6 OUTSIDE THE BLABY CENTRAL AREA, PLANNING PERMISSION FOR HOT FOOD SHOPS WILL BE SUBJECT TO A PLANNING CONDITION WHICH LIMITS THE HOURS OF OPENING WHERE IT IS APPROPRIATE TO DO SO IN THE INTERESTS OF RESIDENTIAL AMENITY.**

- 6.50 Policy S5 is necessary to protect the amenities of the District from a wide range of effects commonly associated with Food and Drink uses. In the District Council's view these uses are normally more appropriately located in local shopping centres and in Blaby Central Area, where they may have less impact on amenities in the vicinity. The likely effect of a proposal will be assessed according to individual circumstances, however, the District Council wishes to stress that all of the existing and proposed local shopping centres are within Primarily Residential Areas where the protection of residential amenities (policy R2) will be its main concern. In Blaby Central Area proposals will be assessed against policies S9-S11 which aim to sustain and increase the role of the centre. In the experience of the District Council it has generally been necessary in the interests of amenity to restrict the opening hours of hot food shops as proposed in policy S6. This is of particular benefit in Primarily Residential Areas where without such restrictions development would normally be unacceptable.

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### Farm Shops

**S7 PLANNING PERMISSION WILL BE GRANTED FOR FARM SHOPS PROVIDED THAT:**

- (i) THE DEVELOPMENT WOULD NOT HAVE A SIGNIFICANTLY ADVERSE EFFECT ON THE VIABILITY OF EXISTING SHOPS IN NEARBY VILLAGES WHICH ARE BETTER PLACED TO SERVE THE COMMUNITY; AND**
- (ii) SATISFACTORY ACCESS, TURNING AND PARKING ARRANGEMENTS ARE PROVIDED.**

**PLANNING PERMISSION MAY BE SUBJECT TO A PLANNING CONDITION WHICH RESTRICTS THE TYPE OF GOODS FOR SALE WHICH ARE NOT PRODUCED ON THAT FARM. THE NEED FOR BRINGING IN NON-LOCAL PRODUCE WILL BE ASSESSED AGAINST THE DESIRABILITY FOR THE FARM SHOP TO PROVIDE A SERVICE THROUGHOUT THE YEAR.**

- 6.51 Whilst planning permission is not needed to sell only goods produced on the farm, the development of uncontrolled retailing from farm shops could prejudice existing shopping facilities, particularly in village centres, which are better located to serve the community as a whole.

### Factory Shops

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- 6.52 This policy aims to control the establishment of "factory shops" in order that trade diversion from shopping centres and nuisance to adjoining premises is minimised.

### AREA AND SITE SPECIFIC POLICIES

#### Blaby Central Area

- 6.53 Sustaining and enhancing the vitality and viability of town centres and ensuring that a wider range of shopping opportunities is available to all sectors of the community are objectives of both the Government, in PPG 6, and the Structure Plan. Town centres offer a range of shopping facilities and services which are conveniently located and widely accessible. The balance between these complementary uses is important if the role of a town centre is to be sustained and increased. The Structure Plan's Central Area and Shopping Policy 2 identifies the town centres of Leicestershire and the type of development and improvements which are considered appropriate;

*"The role of the central areas of Ashby, Blaby, Coalville, Hinckley, Loughborough, Lutterworth, Market Harborough, Melton Mowbray, Oadby, Oakham, Wigston Magna and Uppingham will be sustained and increased by provision for:*

- a) *retail development;*
  - b) *professional, financial and food and drink services;*
  - c) *office and tourist facilities;*
  - d) *improvements to the transport system in and around these central areas;*
  - e) *improvements to the safety and attractiveness of the environment, particularly for pedestrians and cyclists."*
- 6.54 The District Council has identified the area of Blaby to which the above policy will apply having taken into consideration the opportunities for sustaining and increasing the centre's role.

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**S9 PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT WHICH WOULD HAVE A SIGNIFICANT EFFECT IN THE CENTRAL AREA OF BLABY IF IT MEETS ALL OF THE FOLLOWING CRITERIA:**

- (i) IT WOULD BE COMPATIBLE WITH THE SCALE, CHARACTER AND ROLE OF BLABY CENTRAL AREA;**
- (ii) IT WOULD HAVE GOOD PEDESTRIAN LINKS WITH THE EXISTING SHOPPING AREAS AND PUBLIC CAR PARKS;**
- (iii) IT WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE AMENITIES ENJOYED BY THE OCCUPIERS OF PROPERTIES ADJACENT TO BLABY CENTRAL AREA.**

**PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT, INCLUDING RESIDENTIAL DEVELOPMENT, WHICH WOULD UNDERMINE THE VITALITY AND VIABILITY OF BLABY CENTRAL AREA.**

6.55 The District Council considers that the criteria in policy S9 are necessary to ensure that development contributes towards improving the function and appearance of Blaby Central Area. Given the relatively small size of the Central Area the District Council also believes that additional retail facilities should take precedence over other forms of development. Proposals which would reduce the potential of the centre, for example, piecemeal development, will not be permitted.

6.56 Residential development can be satisfactorily accommodated within the Central Area, for example at first floor level, but its introduction should not frustrate other uses which will be of greater importance to the future role of the centre.

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### Primary Shopping Frontages

**S10 PLANNING PERMISSION WILL BE GRANTED FOR RETAIL, FINANCIAL, PROFESSIONAL AND OTHER APPROPRIATE SERVICES AND FOOD AND DRINK DEVELOPMENT AT GROUND FLOOR LEVEL IN THE PRIMARY SHOPPING FRONTAGES IDENTIFIED ON THE PROPOSALS MAP, UNLESS THIS WOULD RESULT IN ANY OF THE FOLLOWING:**

- (i) THE TOTAL LENGTH OF NON-SHOP FRONTAGE (BOTH EXISTING DEVELOPMENT AND THAT WITH PLANNING PERMISSION) EXCEEDING 25% OF THE LENGTH OF THE INDIVIDUAL DEFINED PRIMARY FRONTAGE;**
- (ii) A CONTINUOUS LENGTH OF NON-SHOP FRONTAGE EXCEEDING TEN METRES;**
- (iii) THE LOSS OF A SHOP USE IN A KEY LOCATION, INCLUDING A CORNER OR LINK POSITION;**
- (iv) THE ISOLATION OF A SIGNIFICANT SHOP USE FROM THE REMAINDER OF THE PRIMARY SHOPPING FRONTAGE.**

**PLANNING PERMISSION WILL NOT BE GRANTED FOR OTHER USES AT GROUND FLOOR LEVEL IN A PRIMARY SHOPPING FRONTAGE.**

6.57 The District Council considers that the vitality and viability of the central area is largely dependent upon its retail function and the relationship between shop and non-shop uses. PPG6 states that local plans may identify primary and secondary frontages and set out clear guidelines for use in development control decisions. Three Primary Shopping Frontages are identified on the Proposals Map inset where, it is most important to retain a high proportion of frontages in shop uses. It is recognised that a certain level of closely associated uses can be located in these frontages without detriment to vitality and viability, but 25% of the individual frontage length will be the upper limit after which the centre would suffer. The other criteria are necessary to

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prevent any over-concentration and to ensure that other uses relate well to the appearance and function of the centre.

### Secondary Shopping Frontages

**S11 PLANNING PERMISSION WILL BE GRANTED FOR RETAIL, PROFESSIONAL, FINANCIAL AND OTHER APPROPRIATE SERVICES, FOOD AND DRINK, NON-RESIDENTIAL INSTITUTIONS, ASSEMBLY AND LEISURE DEVELOPMENT, AMUSEMENT CENTRES, TAXI BUSINESSES AND THE SALE OF MOTOR VEHICLES, AT GROUND FLOOR LEVEL IN THE SECONDARY SHOPPING FRONTAGES IDENTIFIED ON THE PROPOSALS MAP, UNLESS THIS WOULD RESULT IN EITHER OF THE FOLLOWING:**

- (i) THE TOTAL LENGTH OF NON-SHOP FRONTAGE (BOTH EXISTING DEVELOPMENT AND THAT WITH PLANNING PERMISSION) EXCEEDING 50% OF THE LENGTH OF THE DEFINED SECONDARY FRONTAGES;**
- (ii) A CONTINUOUS LENGTH OF NON-SHOP FRONTAGE EXCEEDING TEN METRES.**

**PLANNING PERMISSION WILL NOT BE GRANTED FOR OTHER USES AT GROUND FLOOR LEVEL IN THE SECONDARY SHOPPING FRONTAGES.**

6.58 Policy S11 enables a wider range of services appropriate to a traditional shopping centre with a service role to be provided in the less important shopping frontages, at the same time ensuring the continuation of the shopping function at a satisfactory level. The criteria will ensure that the shopping characteristics of the frontages are not unduly undermined by an over provision of non-shopping uses.

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### The Motorways Retail Area

**S12 WITHIN THE MOTORWAYS RETAIL AREA, IDENTIFIED ON THE PROPOSALS MAP, PLANNING PERMISSION WILL BE GRANTED FOR RETAIL DEVELOPMENT AND COMPLEMENTARY AND ANCILLARY NON RETAIL DEVELOPMENT ONLY, PROVIDING THAT DEVELOPMENT DOES NOT RESULT IN ANY OF THE FOLLOWING:**

- (i) AN EXISTING SHOP HAVING A FLOORSPACE CONTRARY TO THE CONDITIONS OF ITS ORIGINAL PLANNING PERMISSION;**
- (ii) THE CREATION OF ANY NEW INDIVIDUAL SHOP UNIT WITH A FLOORSPACE LESS THAN 929 SQUARE METRES (10,000 SQ FEET) GROSS.**

- 6.59 The existing retail developments adjacent to the A46 approach to Junction 21 M1/M69 are undoubtedly of a scale and nature of strategic significance, with a total floorspace of some 65,550 sq metres (705,500 sq ft) (gross) provided at Fosse Park/ASDA, the Grove Farm Triangle and Fosse Park South.
- 6.60 The majority of the existing developments, including that at Fosse Park South, were the subject of assessments regarding their likely impact on existing town centres. Restrictive conditions have been imposed by the planning permissions where appropriate. The District Council is of the view that most of these conditions are still relevant, in particular those concerning the balance of retail and non-retail uses and the floorspace restrictions for individual shop units. Both considerations are fundamental in determining the trading character and function of the Motorways Retail Area, thereby representing a means of continuing to limit the impact on the vitality and viability of established town centres. This is consistent with Government advice in PPG6 and the current Structure Plan although the District Council will review the role the area is to play in serving the needs of south west Central Leicestershire.
- 6.61 The requirement for any new individual shop to have a gross floorspace of at least 929 sq metres (10,000 sq feet) is consistent with the present planning conditions on Fosse Park and Fosse Park

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South. Any proposed retail development of this scale will be assessed against policy S1, which covers major out-of-centre development proposals throughout the District.

- 6.62 Whilst in the foreseeable future the District Council intends that the focus of the Motorways Retail Area shall remain on large shop units, it accepts that a limited amount of ancillary and complementary non-retail uses will be appropriate. The present McDonalds and Pizza Hut restaurants (Use Class A3) are examples of this.

### Local Shopping Centres

- 6.63 Local shopping centres, although often relatively small in scale, fulfil an important role in the provision of shopping and community facilities, because they are easily accessible to large sections of the population. Central Area and Shopping Policy 4 of the Structure Plan (reproduced earlier) seeks to encourage provision where facilities to meet local needs are deficient. A new Aldi store has recently been developed to serve the growing residential area at Thorpe Astley, Braunstone and a new Co-op store has been completed as part of the expanding residential area to the south side of Whetstone. In addition, planning permission has been granted for a local centre in the residential area to the west of Glenfield.

**S13 LAND SHALL BE PROVIDED AND PLANNING PERMISSION WILL BE GRANTED FOR A LOCAL SHOPPING CENTRE IN THE FOLLOWING LOCATION AS PART OF MAJOR RESIDENTIAL DEVELOPMENT:**

**FOREST HOUSE LANE/SOMERFIELD WAY, LEICESTER FOREST  
EAST (ABOUT 1.3 ACRES)**

**PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT  
OF A SINGLE SMALL SCALE CONVENIENCE STORE IN THE LOCAL  
SHOPPING CENTRE PROPOSED ABOVE AS AN ALTERNATIVE TO A  
GROUP OF SHOPS.**

- 6.64 The original planning permission for the development area requires that a site of about 2 acres be reserved for local shopping facilities. Two small retail units and a doctor's surgery have

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recently been developed on a 0.7 acre (0.27 Ha) site at Warren Lane. The District Council considers that a similar scale retail development would be appropriate on the remaining land, preferably close to the distributor roads for reasons of accessibility.

- 6.65 The District Council has indicated, where possible, the scale of local shopping centre provision considered appropriate, taking into consideration the ultimate size of the residential development area and the availability of other nearby facilities. It is not appropriate to specify the precise level of shopping floorspace in this centre, as this will depend on discussions with the relevant developers.
- 6.66 The shopping centre should be provided in a location which allows the maximum accessibility by foot and bicycle.
- 6.67 The final part of the policy is intended to allow flexibility in the form of provision and does not presume in favour of large-scale development.

**S14 PLANNING PERMISSION WILL BE GRANTED FOR RETAIL DEVELOPMENT, ON A SCALE APPROPRIATE TO MEET LOCAL NEEDS, WITHIN THE LOCAL SHOPPING CENTRE PROPOSED IN POLICY S13 AND IN THE EXISTING AND COMMITTED LOCAL SHOPPING CENTRES LISTED BELOW AND IDENTIFIED ON THE PROPOSALS MAP:**

**VILLAGE CENTRES:-**

- (i) **COSBY (THE NOOK/MAIN STREET)**
- (ii) **COUNTSTHORPE (THE BANK/CHURCH STREET/MAIN STREET/CENTRAL STREET/THE SQUARE)**
- (iii) **ENDERBY (CROSS STREET/MILL LANE/TOWNSEND ROAD/KING STREET/CORPORATION STREET)**
- (iv) **GLENFIELD (STAMFORD STREET/STATION ROAD/THE SQUARE/CHURCH ROAD)**
- (v) **HUNCOTE (MAIN STREET)**
- (vi) **KIRBY MUXLOE (MAIN STREET)**
- (vii) **NARBOROUGH (COVENTRY ROAD/LEICESTER ROAD/STATION ROAD)**

continued

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### S14 (cont)

- (viii) S APCOTE (THE SQUARE)
- (ix) STONEY STANTON (NEW ROAD/LONG STREET/SAPCOTE ROAD/ST MICHAEL'S COURT/BROUGHTON ROAD)
- (x) WHETSTONE (HIGH STREET/KING STREET/VICTORIA ROAD)

### NEIGHBOURHOOD CENTRES:-

- (xi) BLABY (WESTERN DRIVE)
- (xii) BRAUNSTONE (AYSTON ROAD)
- (xiii) BRAUNSTONE (BIDFORD ROAD/BRAUNSTONE LANE)
- (xiv) BRAUNSTONE (CYRIL STREET)
- (xv) BRAUNSTONE (HENLEY CRESCENT)
- (xvi) BRAUNSTONE (SUNWAY)
- (xvii) BRAUNSTONE (TURNBULL DRIVE/EDWARD AVENUE)
- (xviii) BRAUNSTONE (WARDENS WALK/ST MARY'S AVENUE)
- (xix) BRAUNSTONE (WATERGATE LANE/THE OSIERS)
- (xx) COSBY (ASHTREE ROAD)
- (xxi) COUNTSTHORPE (STATION ROAD)
- (xxii) CROFT (POCHIN STREET/ARBOR ROAD)
- (xxiii) GLENFIELD (DOMINION ROAD)
- (xxiv) GLENFIELD (FAIRE ROAD)
- (xxv) GLEN PARVA (CARVERS CORNER-GRANGE DRIVE/LEICESTER ROAD)
- (xxvi) GLEN PARVA (NEEDHAM AVENUE)
- (xxvii) KIRBY MUXLOE (CHERRY TREE COURT)
- (xxviii) LEICESTER FOREST EAST (BRAUNSTONE CROSSROADS)
- (xxix) LEICESTER FOREST EAST (146-150 HINCKLEY ROAD)
- (xxx) LEICESTER FOREST EAST (WARREN COURT)
- (xxxi) LITTLETHORPE (COSBY ROAD/WARWICK ROAD)
- (xxxii) NARBOROUGH (COPT OAK COURT/HARDWICKE ROAD)
- (xxxiii) BRAUNSTONE (THORPE ASTLEY)
- (xxxiv) GLENFIELD (ELMTREE AVENUE/SOMERSET DRIVE)
- (xxxv) WHETSTONE (DOG AND GUN LANE)

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6.68 It is acknowledged that village centres, and to a lesser extent neighbourhood centres, act as a focal point for the community. Although the District Council acknowledges that shopping trends have led to a reduction in local shopping floorspace it nevertheless wishes to encourage new retail development in village and neighbourhood centres where it can be particularly valuable to people who do not have personal transport.

**S15 PLANNING PERMISSION WILL BE GRANTED FOR THE FOLLOWING DEVELOPMENT WITHIN THE LOCAL SHOPPING CENTRES PROPOSED IN POLICIES S13 AND S14, PROVIDING THAT IT WOULD NOT UNACCEPTABLY REDUCE THE ABILITY OF THE CENTRE TO MEET LOCAL SHOPPING NEEDS;**

- (i) FINANCIAL AND PROFESSIONAL SERVICES,**
- (ii) FOOD AND DRINK USES,**
- (iii) COMMUNITY FACILITIES,**
- (iv) MEDICAL FACILITIES,**
- (v) RESIDENTIAL DEVELOPMENT ANCILLARY TO (i) - (iv) ABOVE.**

6.69 Whilst policy S15 accepts the need for certain non-shopping uses to be located therein, it also recognises the vital importance of the local shopping role of such centres, in particular to people who do not have access to a car, and seeks to protect it according to local circumstances. The District Council will take into account the existing and proposed level of shopping uses in the centre and/or position of the unit involved, when considering proposals for non-retail development.

6.70 The inclusion of residential development in policy S15 is intended to allow for accommodation above ground floor level in the local centre proposed in policy S13. It is not intended to imply that these limited areas of land may be developed for "conventional housing".