

**Retail – Strategic Sites**

**1. Introduction**

- 1.1 This briefing note gives a clarification on the approach to retail on the strategic sites as requested by the Inspectors at the Phase 4 hearing sessions related to Economy and Retail.
- 1.2 Clarification was requested regarding the retail offer of 'day to day' retail provision on strategic sites, as outlined in policy R1 (Retail Hierarchy and Sequential Approach). Policy R1, as set out at the hearings, requires an impact assessment for all proposed main town centre uses, exceeding thresholds outside an identified centre. This includes proposals on strategic site allocations.

**2. Evidence and proposed approach**

- 1.3 Evidence contained within the Retail Study Update (SD065) identifies at paragraph 8.11 that the increase in population, as a result of new housing development on strategic sites, may require new retail facilities to support these new communities. This is explored in more detail in Section 9 (paragraphs 9.06 – 9.10) of the document which highlights that some sites may require the provision of new local centres and other retail provision.
- 1.4 This potential need is reflected in the strategic site policies which include requirements for the provision of new local retail provision [SS4: York Central, SS6: British Sugar/ Manor School, SS9: Land East of Metcalfe Lane, SS10: Land North of Monks Cross, SS11: Land North of Haxby, SS12: Land West of Wigginton Road, SS13: Land West of Elvington Lane, SS18: Station Yard, Wheldrake, SS20: Impnal Barracks, Fulford Road]. ]
- 1.5 The Council has considered the issues and concerns of the inspectors in clarifying the retail provision identified on some strategic sites and has suggested the following wording changes to Policy R1 through the Main Modifications (MM4.7):

*Main town centre uses will be directed to the city, district and local centres defined in this policy ~~and in accordance with other Local Plan policies in relation to specific uses.~~*

*Proposals for main town centre uses outside an identified centre should undertake a sequential test to identify why the proposal cannot be accommodated in a sequentially preferable location.*

*Proposals for main town centre uses outside a defined city, district or local centre must be subject to an impact assessment where the floorspace of the proposed development exceeds the following thresholds:*

- *outside York city centre: greater than 1,500 sqm gross floorspace.*
- *outside a district centre: greater than 500 sqm gross floorspace.*
- *outside a local centre: greater than 200 sqm gross floorspace.*

These thresholds should also be applied where variation of condition applications are proposed to change the nature of goods sold within a unit.

Where new retail provision is proposed as part of the development of a strategic site then this will not be subject to an impact assessment, providing the provision is appropriate in scale to serve the local day to day shopping needs of residents of the site.

- 1.6 The proposed modifications, when read with the amended text in paragraph 4.24, and in conjunction with the relevant SS policies, indicate that retail provision, where identified as part of the masterplanning process for strategic sites, and serving the day to day needs of residents of those sites will not be subject to an impact assessment. A sequential test is still required for any main town centre uses outside of a defined centre. The language used in the modification reflects that of the definitions within the Retail Study Update Addendum (SD067).