Retail/Town Centre Uses

In addition to the previous Matters, Issues and Questions, the following points will be discussed at the forthcoming hearing session. References to the NPPF relate to the National Planning Policy Framework and to the PPG relate to the Government's on-line Planning Policy Guidance. If the Councils wish to submit a written response before the hearing date, this would be welcomed.

1. The South East Lincolnshire Town Centre and Retail Capacity Study of December 2013 is based on outdated projections of population growth. If current population estimates were used, would this be likely to significantly affect the Study's conclusions?

2. The Study only provides estimates of need up to 2031. What evidence of need is there for the full Plan period to 2036?

3. Are there any other aspects of the Study that are significantly outdated that might affect its conclusions?

Boston

4. The Study suggests that there was an immediate need (in 2013) for comparison floorspace in Boston, rising to over 17,000 sqm by 2031. What is the current estimate of need and the estimate of need over the next five years?

5. The Study recommends that additional comparison goods floorspace be provided within the Town Centre and that any out-of-centre floorspace be restricted to bulky goods. There are no allocations for Boston Town Centre. How is provision to be made, particularly over the next five years?

6. Should there be more policy support for appropriate sites coming forward in the Town Centre (SELLP Policy 21 supports sites coming forward in the Primary Shopping Area)?

7. If there are insufficient sites within the Town Centre, should the Town Centre be expanded to ensure a sufficient supply of suitable sites (NPPF paragraph 23, 6^{th} bullet)?

8. Should consideration be given to expanding the Primary Shopping Area to encourage more sites to come forward?

9. The Study suggests a lesser need (in 2013) for convenience goods floorspace in Boston rising to over 1,000 sqm by 2031. What is the current need and the need over the next five years?

10. For both comparison and convenience goods floorspace, what is the need between five and ten years from now?

Spalding

11. The Study suggests a need (in 2013) for comparison goods floorspace of about 1,500 sqm in 2016 rising to about 10.800 sqm by 2031. What is the current estimate of need and the estimate of need over the next five years?

12. The Study suggests a need (in 2013) for convenience floorspace just short of 900 sqm rising to about 2,300 sqm in 2031. What is the current need and the need over the next five years?

13. For both comparison and convenience goods, what is the need between five and ten years from now?

14. A recommendation of the Study is to prioritise the revitalisation of retailing in the traditional heart of the town. As there are limited sites currently available, should there be more policy support for appropriate sites coming forward in the Town Centre (SELLP Policy 21 supports sites coming forward in the Primary Shopping Area)?

15. As per NPPF paragraph 23, 6th bullet, should consideration be given to expanding the Town Centre to ensure a sufficient supply of suitable sites?

16. Should consideration be given to expanding the Primary Shopping Area to encourage more sites to come forward?

17. Another recommendation of the Study is to resist further out-of-centre retail development. The SELLP allocates the out-of-centre site at Springfields Shopping and Festival Gardens (SHR010). What impact is this likely to have on the vitality of the Town Centre and how should any negative impacts be mitigated?

18. How has flood risk been taken into account in deciding on this retail allocation?

19. The potential for allocating other sites will be further considered. Is there any updated information available for any of the omission sites?

Other Centres

20. Should Policy 23 aggregate the need for convenience goods floorspace in Boston's and Spalding's Local Centres?

21. The Study recommends post 2021 floorspace being limited to small supermarkets and convenience stores to meet underserved areas and new residential neighbourhoods. Does the SELLP provide sufficient policy support for appropriate sites coming forward?

22. Whilst the Study does not recommend allocations for any particular settlements, it was published prior to the SELLP housing growth proposals being established. In view of the proposed housing growth (Policy 11) should the SELLP identify any District or Local Centres where further retail development might be required?

23. Should Policy 21 state that town centre uses will be supported on appropriate sites within the town centre boundary, rather than just naming the centres?

24. Policy 21 identifies the need for new Local Centres in the Sustainable Urban Extensions (SUEs) of Holland Park, Vernatts, and The Quadrant. Should the timing of delivery of these new Local Centres relative to the timing of delivery of dwellings be addressed in these SUEs to ensure that these facilities are delivered at an appropriate time?

25. Should there be a part "C" to the retail hierarchy in Policy 21 for those centres not listed in part "B" but nonetheless within Parts B or C of Policy 2 (Spatial Strategy)?

26. Is the wording of Policy 21 sufficiently clear at the top of page 68 – the sentence starting *"Proposals for retail….."*? Does it suggest that retail proposals will only be supported in Primary Shopping Areas even though some Local Centres do not have specific Primary Shopping Areas? Similar comment on town centre uses outside town centre boundaries in Local Centres where there is no town centre boundary. How does this paragraph sit with the previous paragraph on page 67 starting *"Outside the retail hierarchy…."* which refers to settlement boundaries?

Other Matters

27. Should Policy support be given to markets (NPPF paragraph 23 5th bullet).

27 October 2017