

Shopping Policies

- SH/1** Principal Shopping and Business Areas – Market Harborough, Lutterworth, Broughton Astley, Fleckney, Great Glen, Kibworth
- SH/2** Retail development outside the Principal Shopping and Business Areas - principle
(*now deleted)
- SH/3** Retail development outside the Principal Shopping and Business Areas - criteria
(*now deleted)
- SH/4** Shop fronts and advertisements
- SH/5** Local shops
- SH/6** Farm shops **(*now deleted)**
- SH/7** Factory shops **(*now deleted)**
- SH/8** Garden centres

*** Further information on deleted policies can be found within the chapter.**

CHAPTER 8

SHOPPING

Objectives

1. To improve and sustain the vitality and viability of the main town and village shopping centres in the District.
2. To accommodate the demands for changing patterns of retailing, without detriment to the character and appearance of the District or the viability of existing shopping centres.
3. To encourage the establishment and retention of shopping facilities in the District.

Introduction

- 8.1** The main shopping areas in the District are in the town and village centres of Market Harborough, Lutterworth, Kibworth, Fleckney, Great Glen and Broughton Astley. These serve the respective settlements and surrounding villages. In the smaller villages, the number of village shops and sub-post offices has declined, leading to greater reliance on the car for access to shops in the larger towns and cities surrounding the District. The District Council recognises the need to encourage the retention of shops to meet the day-to-day needs of residents and to improve the viability and viability of the established shopping areas.
- 8.2** The Structure Plan aims to reinforce the importance of Leicester city centre as a sub-regional shopping centre and to support the smaller town centre shopping areas in the county. The town and village shopping centres will be supported by encouraging retail and other appropriate development in the centres, by improvements to the transport system and by improving the attractiveness of the environment.
- 8.3** The policies in the Plan support a sequential approach to the location of new retail development. The first preference is for existing town and village centres, identified as the Principal Shopping and Business Areas, followed by edge of centre sites. There is no evidence of a defined need for out-of-centre retail developments in the District and any such proposals will need to be accompanied by rigorous supporting evidence.
- 8.4** All planning applications for retail development of more than 2,500 sq. metres gross floorspace should be supported by evidence that the applicant has adopted a sequential approach to the selection of sites and buildings suitable for conversion; the likely economic impacts on the vitality and viability of existing town and village centres and other retail centres; accessibility by a choice of means of transport; likely changes in travel patterns and any significant environmental impacts. An assessment of this nature may be required for smaller developments if they are likely to have a significant impact on Market Harborough and Lutterworth town centres or the larger village centres.
- 8.5** New retail proposals over 20,000 sq. metres gross floorspace on out-of-town sites and over 10,000 sq. metres gross floorspace in urban areas may require an environmental assessment under the provisions of DoE Circular 2/99 Environmental Impact Assessment. Applications for developments of this scale should also be accompanied by a retail impact study. Dependent upon the scale, nature and location of a proposal, a retail impact study may also be required for development below these thresholds.

Principal Shopping and Business Areas

- 8.6** New shopping and business uses will be encouraged to locate in the existing town and village centres, to expand and improve their vitality. Extension of shopping developments beyond these areas could lead to a spread of development unrelated to a cohesive shopping centre.
- 8.7** The centres of Market Harborough, Lutterworth and Kibworth are Conservation Areas. The conversion of buildings to retail or other uses in these areas will require sensitive treatment, particularly where the introduction of new or replacement shop fronts is involved. **Policy SH/4** and **Appendix I** give further guidance on shop fronts and advertisements.
- 8.8** **POLICY SH/1 THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR PROPOSALS FOR SHOPPING AND BUSINESS USES (CLASSES A1, A2 AND A3) IN THE PRINCIPAL SHOPPING AND BUSINESS AREAS OF :-**

**MARKET HARBOROUGH
LUTTERWORTH**

AND THE VILLAGE CENTRES OF:

**BROUGHTON ASTLEY
FLECKNEY
GREAT GLEN
KIBWORTH**

AS DEFINED ON THE PROPOSALS MAP INSETS, WHERE THE FOLLOWING CRITERIA ARE MET :-

- 1. ADEQUATE PROVISION IS MADE WITHIN THE SITE FOR PARKING AND SERVICING;**
- 2. IN THE DEVELOPMENT OF SITES CURRENTLY USED FOR CAR PARKING, REPLACEMENT OFF-STREET PARKING SPACES SHOULD BE PROVIDED;**
- 3. IN THE CONVERSION OF EXISTING BUILDINGS, FEATURES OF THE BUILDING WHICH ARE IMPORTANT TO ITS CHARACTER SHOULD BE RETAINED;**
- 4. THE DEVELOPMENT DOES NOT DETRACT FROM THE CHARACTER OF THE AREA IN TERMS OF DESIGN, MASS, MATERIALS, HEIGHT OR LOCATION;**
- 5. THE PROPOSED USE WOULD NOT ADVERSELY AFFECT THE AMENITIES OF NEIGHBOURING RESIDENTS BY VIRTUE OF NOISE, VISUAL INTRUSION OR TRAFFIC GENERATION;**
- 6. IN MARKET HARBOROUGH AND LUTTERWORTH, THE PROPOSAL SHOULD NOT RESULT IN THE LOSS OF RESIDENTIAL ACCOMMODATION;**

7. A SATISFACTORY ACCESS IS PROVIDED.

- 8.9** Where a reference is made in the policies to a particular class of development, a definition of the use class can be found in **Appendix F**. Reference should also be made to the respective settlement chapters for further guidance on developments in the principal shopping areas referred to in **Policy SH/1**. In the core areas of Market Harborough and Lutterworth town centres, the change of use of ground floor premises to uses other than Class A1 shop, Class A2 financial and professional services, or Class A3 food and drink will be refused, in order to preserve and enhance the vitality and viability of the main shopping streets (**Policies MH/10 and LW/9**).

Retail Development Outside the Principal Shopping and Business Areas

- 8.10** The establishment of food supermarkets or other large food stores will be resisted outside the principal shopping and business areas defined in **Policy SH/1**. However, the compact and historic nature of most of these areas are unsuitable for the location of large D.I.Y. or bulky durable goods stores that require extensive parking, loading and servicing areas. Non-food retail development may be acceptable outside the principal shopping and business areas, where it does not adversely affect their vitality and viability. The District Council will assess proposals for retail development outside the principal shopping and business areas in accordance with the following policies. Opportunities for new development in the Principal Shopping and Business Areas will have to be fully evaluated or exhausted before sites on the edges of these areas will be normally permitted.

- 8.11** *POLICY SH/2 **This policy has now been deleted.**

 Please refer to PPS6 Chapter 3 regarding Retail Development Outside the Principal Shopping and Business Area - principle.

- 8.12** *POLICY SH/3 **This policy has now been deleted.**

 Please refer to PPS6 Chapter 3 regarding Retail Development Outside the Principal Shopping and Business Area - criteria.

- 8.13** Scaptoft and Thurnby are the only settlements in the District that are not self-contained, as they adjoin the fringe of Leicester. Major new shopping facilities have been resisted in the past, in this area, because of the potential impact on the green wedge and because the area was not identified for major growth. There is good access by public transport to the city centre and established suburban shopping centres, such as Uppingham Road, which are close to Scaptoft and Thurnby.

- 8.14** Most local authorities in the Central Leicestershire area have agreed a joint retail strategy for the area around the Leicester conurbation. The Central Leicestershire Retail Strategy which has been adopted as supplementary planning guidance acknowledges the importance of local centres and small shops in both urban and rural areas. The strategy states that there is no qualitative or quantitative need for new large foodstores in the area and within the strategy area covering Harborough District there is no identified need for retail warehousing. It is proposed to undertake a joint review of the strategy before 2000 in order to monitor its effectiveness, up-date relevant information and to roll the strategy forward to 2011.

Shop Fronts and Advertisements

- 8.15** The design of shop fronts and the display of advertisements has a significant impact on an area. The District Council has prepared guidelines for the control of alterations to shop fronts and the display of advertisements. These are set out in **Appendix I** and a separate booklet is available from the Planning Department giving more information and advice on the subject.
- 8.16 POLICY SH/4 PROPOSALS FOR NEW SHOP FRONTS AND ADVERTISEMENTS SHOULD COMPLY WITH THE GUIDELINES SET OUT IN APPENDIX I.**

Local Shops

- 8.17** People in the District without adequate personal or public transport to neighbouring shopping centres, normally rely on individual retail outlets, including sub-post offices and mobile shops for their everyday needs. Where the village shop has disappeared, those residents without transport are often at a disadvantage in retail provision. Within the towns and larger villages, local shops in residential areas are also important in meeting day-to-day requirements.
- 8.18 POLICY SH/5 THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR SMALL SHOPS IN VILLAGES AND RESIDENTIAL AREAS, SERVING THE NEEDS OF LOCAL COMMUNITIES, WHERE THE FOLLOWING CRITERIA ARE MET :-**
- 1. THE DEVELOPMENT IS LOCATED CLOSE TO EXISTING RETAIL, COMMERCIAL OR COMMUNITY FACILITIES WHERE POSSIBLE;**
 - 2. PARKING AND SERVICING WOULD NOT ADVERSELY AFFECT HIGHWAY SAFETY OR OBSTRUCT THE FREE FLOW OF TRAFFIC;**
 - 3. THE PROPOSED USE DOES NOT ADVERSELY AFFECT THE AMENITIES OF NEIGHBOURING RESIDENTS BY VIRTUE OF NOISE, VISUAL INTRUSION OR TRAFFIC GENERATION.**

Farm Shops

- 8.19** Where a farm shop sells only produce grown on the farm of which it forms part, planning permission may not be required for the establishment of a shop. Where planning permission is required, proposals are normally likely to be acceptable if ancillary to the main agriculture use and appropriate in scale.
- 8.20 *POLICY SH/6 This policy has now been deleted.**
- Please refer to Local Plan Policies IN/1, and para 2.63 of PPS6 regarding Farm Shops.**

Factory Shops

8.21 Retail sales direct from the factory to the public may not require planning permission where the factory shop is clearly ancillary to the main use of the building. Where permission is needed, the applicant would be expected to clearly show the relationship between the manufacturing and retail elements of the business.

8.22 *POLICY SH/7 **This policy has now been deleted.**
Please refer to Local Plan Policies IN/1 regarding Factory Shops.

Garden Centres

8.23 Garden centres may be an appropriate form of retail development in the countryside, but they require careful siting. The signs, car park areas, open storage and buildings associated with a garden centre would not be acceptable in a prominent location, particularly in the Area of Particularly Attractive Countryside.

8.24 POLICY SH/8 **THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR A GARDEN CENTRE, WHERE THE FOLLOWING CRITERIA ARE MET :-**

- 1. THE LOCATION AND FORM OF THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE COUNTRYSIDE;**
- 2. A SATISFACTORY ACCESS IS PROVIDED;**
- 3. ADEQUATE FACILITIES FOR LOADING AND UNLOADING AND CAR PARKING ARE PROVIDED WITHIN THE SITE;**
- 4. THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE AMENITIES OF NEIGHBOURING RESIDENTS BY VIRTUE OF NOISE, VISUAL INTRUSION OR TRAFFIC GENERATION.**