

REFERENCE NUMBER	NAME	COMMENTS	OFFICER RESPONSE
ST13 - Town Centres and Local Centres			
1191455	Resident	To make our Town Centres viable, the Council needs to block any more large retail developments around Worksop or Retford	The Bassetlaw Retail Study identifies that there no large scale retail is needed for the plan period. Policy ST13 sets out the thresholds above which an impact assessment would be required. This will helps ensure that any potential impact of new retail development outside the Primary Shopping Area are assessed in detail.
1192494	Resident	The provisions of this policy are welcomed and supported. The policy should also indicate what would not be allowed or encouraged outside the designated areas	Policy ST13 sets out the thresholds above which a retail impact assessment would be required. This will helps ensure that any potential impact of new retail development and other town centre uses outside the Primary Shopping Area/town centre are assessed in detail. But for clarity further detail will be added to Policy ST13 on the type of uses that would be appropriate in each tier of the hierarchy.
REF085	Resident	Disappointing that the Draft Plan says very little about Retford town centre. The Council is to produce a development plan document for Worksop town centre. There is a reference to an emerging Retford Centre Business Neighbourhood Plan, but it is unclear how this would be produced, what it would cover, and what if any weight it would carry in planning decisions. The Society would welcome a forward-looking development plan document to guide and encourage development in the town centre and would wish to be consulted in its preparation. In the absence of such a document, consideration should be given to identifying in the Local Plan and drawing attention to sites within the town centre suitable for development which would benefit the local economy. Two areas that should be considered in this context are the land on the north side of Bridgegate and the two-car parks between Wharf Road and West Street. The Society welcomes the Draft Plan's identification of a Primary Shopping Area where all ground floor premises should have an active frontage. Ensuring that frontage uses all contribute to the vitality of the town centre is essential if the centre is to thrive and if its character is to be protected. The protection afforded by Primary Shopping Area status should be extended to Canon Square. This is visually and historically a very important part of the town centre. Any further loss of active frontages here would cause serious harm to its attractive character and should be resisted.	The Retford Business Neighbourhood Plan is being produced by the Retford Business Neighbourhood Plan Group. Once made it will form part of the development plan for the District so would have the same weight as the Local Plan and any other Development Plan Document when planning decisions are made. A new Town Centres Management policy will provide additional focus on the three town centres including Retford. The Retail and Leisure Study defines the extent of the Primary Shopping Area and annual monitoring has confirmed that approach, with some slight exceptions to reflect changes on the ground since the study was undertaken. These boundaries are considered to accurately reflect the Primary Shopping Area as the focus for retail growth.
1194992	Resident	Pg 70 There needs to be more retail in villages to create sustainable communities ie convenience stores so people don't need to drive places. Should also make use of village halls which are unused most of the time for education or other services eg electric charging points for cars, GP practices etc.	Policy ST13 B protects local shops and services and identifies the criteria that needs to be met to provide for a change of use. Community facilities are protected and new community facilities supported in appropriate circumstances subject to the criteria in Policy ST40.
1196000	Consultant	Although there is a leaning towards ensuring shop fronts are maintained as a presence on the high street (agree that would be the preferred option), there is no obvious indication as to how the council intend to support that, as opposed to simply standing in the way of changes of use. The reality is that the nature of the high street is changing, due to changing lifestyles, the rise of online shopping and the increasing dominance of the supermarket chains. To be fair, aside from cutting business rates to small retailers, not sure what the council can do, but it would be futile to ignore the grim reality.	Policy 33 provides a positive framework to maintain and enhance shopfronts, signage and security particularly in the town centres. The policy balances heritage concerns with maintaining active frontages and supports innovative design that respects the character of the location. Such measures can be achieved in a cost effective way and can add value to the use of the building rather than being an obstacle to change.
1196559	Resident	Development within or close by the existing built environment is always the best option. Invariably Public Transport and Shopping/Medical facilities are already existing and will welcome the additional custom. Other infrastructure may need upgrading, but this should be far simpler than starting from scratch, as would be required on the proposed green field sites.	Comments noted.
1196860	Resident	ST13 is supported	Support noted and welcome.

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REF272	Consultant	Despite being referenced in Policy ST13 A.1d little account appears to have been taken of the positive impact of the significant footfall created by people accessing public services such as health services e.g. Newgate Medical Centre in Worksop.	Policy ST13 recognises that outside the central retail core of the town centre uses such as health care facilities will be supported. Paragraph 6.8.7 refers to uses being supported in town centres that attract a reasonable level of customers and footfall as these can generate passing trade for other units in the town centre. By specifically highlighting health facilities (in D1 use) as being one of these appropriate uses, considerable weight is given for future development of such facilities in the town centre in future. But for clarity further detail will be added to Policy ST13 on the type of uses that would be appropriate in each tier of the hierarchy.
1197186	Resident	There are good ideas in this plan. Wonder if they fully address the changes in shopping & working habits. With more online shopping there may be more of a move towards niche businesses such as small shops/cafes offering something different. In Retford, Mama Giusi's, The Honey & Fig, BeerheadZ and The Barrister in Wonderland Bookshop are examples. Wonder if one way to protect our high streets is to introduce town centre housing as existed in the past. There are former town centre houses still in Retford even though the frontage and use has changed. If people are working more from home, therefore less commuting being needed, there may be a demand for business/work hubs being created. This allows people to socialise and work from one base across a number of companies. Secure high speed broadband is essential for this. ITV Calendar recently showed a good example of a hub in action and the benefits it brings to individuals, the town centre and the environment.	Policy ST13 provides a flexible framework to respond well to potential changing shopping, leisure and working habits. Policy ST13 also promotes active frontages so provides a flexible framework to supporting the full range of town centre uses within the town centre. Only in the Primary Shopping Areas would retail (shops) be the preferred use. But change of use to non retail uses may be supported where the criteria in the policy can be met. Policy ST13 supports opportunities for residential use above ground floor units in the town centres.
REF350 -	Resident	Welcome that the Primary Shopping Area (PSA) of the town centre has been extended to include the whole of the PSC including where the consented foodstore is proposed and that Policy ST13 states that "Proposals for retail use outside the Primary Shopping Areas or for other main town centre uses, outside the town centre boundaries will be required to demonstrate their suitability through a sequential test in line with the National Planning Policy Framework" Welcome the requirement for retail impact assessments for any retail proposals over 929sqm outside Worksop town centre given the need to ensure that such proposals do not have a significant adverse impact on the town centre. Note that paragraph 6.8.8 refers to the town centre being supported by a Development Plan Document for the Worksop Central Area (WCA) which will provide a framework for the regeneration of the area as set out at Policy ST4 of the draft Local Plan. Paragraph 5.4.7 of the Local Plan explains that the WCA includes four delivery areas including 1. New Sandhills; 2. The V2 Experience; 3. Concentrated Retail Centre (which includes the PSC); 4. Worksop Station Gateway; and 5. Old Town.	Support noted and welcome.
REF475 -	Resident	Regeneration policies (ST5, ST13) – support	Support noted and welcome.