



**Local Plan for the Broads  
Retail thresholds of Districts  
July 2018**

1. Introduction

1.1. Following a request from the Planning Inspector, all of our Districts have provided information relating to their adopted or emerging threshold for retail impact assessments, if they have set out.

2. Broadland District Council

2.1. Broadland District Council relies on the 2,500sq.m national threshold as set out in the NPPF. There is no locally set threshold for retail impact assessment.

3. Great Yarmouth Borough Council

3.1. Policy CS7 (of the adopted Core Strategy, December, 2015) – ‘Strengthening our centres’ sets out a threshold of 200sq.m (net) where proposals outside of defined centres will be required to submit a Retail Impact Assessment.

3.2. It is also worth noting that they will also have regard to the draft revised NPPF in considering ‘edge of centre’ sites when applying the sequential test.

4. North Norfolk District Council

4.1. NNDC’s current retail policy covering this question is policy EC5 of the adopted Core Strategy 2008.

4.2. Hoveton is classed as a small town centre so the third bullet which calls for an assessment around the impacts on vitality and viability would apply where a proposal would have a net sales area of greater than 500sq.m.

4.3. For larger towns – Cromer, Holt, Fakenham and North Walsham the policy threshold is 750 sqm of net sales area.

4.4. All thresholds are therefore below that of the NPPF.

4.5. Going forward the emerging local plan will seek a policy approach informed by the NNDC retail study.

5. Norwich City Council

5.1. The city council's retail impact thresholds are set out in appendix 4 of the adopted Development Management Policies Plan (2014). See also policy DM18 (retail, leisure and other main town centre uses).

5.2. Appendix 4 explains that the 2,500 sq.m default set by the NPPF is considered too high for Norwich given local circumstances. The maximum indicative floorspace in individual units considered acceptable for main town centre uses in centres is:

- a) Large District Centres – no specific threshold. Proposals to be considered in relation to requirements of policy DM18
- b) District Centres – 1,000 sq.m. gross internal area
- c) Local Centres – 500 sq.m gross internal area

6. South Norfolk District Council

6.1. The main policy is DM2.4 in the Development Management Policies Document. This policy says:

A sequential assessment and impact assessment will be required for planning applications for 'main town centre uses' over the thresholds specified to be located outside of the Town Centre Areas. Preference will be given to accessible sites that are well connected to the town centre.

All proposals for retail, leisure and office uses of 1000 sq m or more near Diss and Wymondham, and 500 sq m elsewhere, will be required to submit an assessment of:

- The impact of the proposal on existing, committed and planned public and private investment in a centre in the catchment area of the proposal; and
- The impact of the proposals on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area.

All new retail, leisure and office development of 500sq.m or more near Diss and Wymondham, and 200sq.m elsewhere, will be required to submit a sequential assessment of any availability of sequentially preferable locations for potential alternative sites.

7. Waveney District Council

7.1. Waveney District Council doesn't have an adopted retail impact assessment threshold. The regulation 19 Local Plan which has now been submitted includes a 350sq.m threshold that is applicable to the entire district. There were objections to this and it will likely be a matter discussed at the hearing.