



Nathaniel Lichfield
and Partners

Planning Design Economics

**Retail Study Update
2010**

New Forest District
Council

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Nathaniel Lichfield
and Partners
14 Regent's Wharf
All Saints Street
London N1 9RL

nlplanning.com

Scale of Development

- 4.21 Large-scale development which serves a significant part of the District should be concentrated within the four designated town centres. These are the largest centres and should continue to act as the principal centres within the District. Hythe and Fordingbridge should complement the four main town centres by providing for convenience food shopping and day to day comparison shopping facilities and other services. Other shopping facilities outside these main centres should only cater for top-up and basket convenience shopping and services.
- 4.22 PPS4 suggests the impact of retail developments of 2,500 sq m gross or above may need to be considered. Based on the scale and role of centres within New Forest District and the retail floorspace projections within this report, we believe the impact of smaller development proposals could raise concerns. A development of 2,500 sq m gross could exceed or account for a significant proportion of the projected need for retail floorspace in the main towns up to 2018. The convenience goods floorspace projections for each town up to 2018 range from 200 to 1,900 sq m gross. The comparison goods floorspace projections for each town up to 2018 range from 400 to 3,200 sq m gross. These projections suggest that retail developments under 2,500 sq m gross could have a significant impact on town centres in New Forest District, and the PPS4 threshold is not appropriate for local circumstances.
- 4.23 We believe the impact of all out-of-centre retail applications of 1,000 sq m gross or more should be assessed in the six main towns (Hythe, Fordingbridge, Totton, Ringwood, Lymington, and New Milton). In other settlements impact assessments should be provided for out-of-centre retail schemes of 500 sq m gross or more. If considered appropriate the Council will need to include these recommendations within the LDF.
- 4.24 The sequential approach indicates that town, district and local centres are the preferred location for new retail/leisure/cultural development. Some forms of development may be more appropriate in smaller centres, if there are localised areas of deficiency. The key issues are the nature and scale of development proposed and the catchment area the development seeks to serve.
- 4.25 In general development within the village and local centres should primarily serve the village/settlement within which it is located, and perhaps smaller nearby settlements which do not have a centre. Local centres within the main towns, i.e. in the urban area but outside the town centre serving that town, should primarily serve walk-in catchment areas.

Local Development Framework Policies

- 4.26 The Core Strategy sets out floorspace projections for the District, based on the 2005 Retail Needs Study. These projections should be updated in the light of