

Appendix H: Appraisal of Town Centres and Local Facilities options

Significant Positive Effect	++	Likely to have a significant positive effects
Minor Positive Effect	+	Likely to have a positive effects
Neutral	0	Neutral
Minor Negative Effect	-	Likely to have negative effects
Significant Negative Effect	--	Likely to have significant negative effects
Uncertain	?	Uncertain
No Relationship	NA	Not applicable/No relationship

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

Issue TCLF1 - How should we designate the hierarchy of centres in the district?

Issue TCLF1 - How should we designate the hierarchy of centres in the district?														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option														
TLCF 1A	-/?	-/?	-	0	0	0	0	-	0	?	?	?	?	?
TCLF 1B	++/?	++/?	+	0	0	0	0	+	++/?	?	++/?	++	++	+
<p>Commentary:</p> <p>Likely significant effects TCLF1A would involve making adjustments to the existing hierarchy of centres to include other retail locations. TCLF1B involves retaining the existing hierarchy of centres in line with the evidence in the Retail and Leisure Study (2020). Retaining the existing hierarchy of town centres (TCLF 1B) could help provide the critical mass needed to make public transport and active modes of travel more viable for trips into centres. This could have a significant positive effect in relation to SAO1, SAO2 and SAO13 but this is uncertain. Focussing growth within existing centres would help optimise the use of existing land and buildings and this is assumed to have a significant positive effect in relation to SAO9 and SAO11. Retaining the existing hierarchy would have a significant positive effect in relation to SAO12.</p> <p>Neutral or uncertain effects are identified across the other SA objectives, particularly in relation to TLCF 1A as the introduction of additional retail locations could encourage growth outside of the established centres, with consequent impacts in relation to a range of SA objectives, including SAO1, SAO2, SAO3 and SAO8.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The options paper recognises the need to rebalance the transport system and the need for further investment in facilities, including park and ride. The options paper also recognises the need to build on the Council’s Heritage Strategy by providing a positive strategy for the conservation and enjoyment of the historic environment, to better reveal and enhance the significance of heritage assets, and to enable adaptation to viable new uses. These principles are supported and should be reflected in the Local Plan. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that maintaining the existing hierarchy of centres will help provide the critical mass needed to make public transport and active modes of travel more viable for trips into centres. <p>Uncertainties</p> <ul style="list-style-type: none"> There are uncertainties around the efficacy of measures to encourage modal shift. There are uncertainties around the long term impact of the COVID-19 pandemic on the UK economy, local economy and centres. 														

Issue TCLF2 - How should we support appropriate growth and development at the out-of-town retail areas at Canterbury?

Issue TCLF2 - How should we support appropriate growth and development at the out-of-town retail areas at Canterbury?														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 2A	+/?	+/?	+	0	0	0	0	+	+/?	?	+	++	++	+
TCLF 2B	+/?	+/?	+	0	0	0	0	+	+/?	++/?	+	++	++	+

Commentary:

Likely significant effects
 Option TCLF2A would see the existing approach to development at the out-of-town retail areas at Canterbury rolled forward, with these areas focussed principally on retail provision and, to a lesser extent, leisure. Any residual needs for retail floorspace, which cannot be accommodated within the city and town centres, would be directed to Wincheap. Option TCLF2B provides greater flexibility for a range of uses to come forward in these areas, including residential development, and supports expansion where appropriate.

Both options could have minor positive effects on SAO1, SAO2, SAO3, SAO8, SAO9, SAO11 and SAO14. Neutral effects are identified in relation to SAO4 to SAO7 inclusive. Encouraging a mix of uses under TCLF 2B, including residential development could have a significant positive effect in relation to SAO10. A planned approach to the growth of out-of-town retail areas could have significant positive effects in relation to SAO12 and SAO13.

Mitigation

- The Local Plan could include a policy setting out how the agent of change principle will be applied at the local level (NPPF182) to ensure that existing uses are protected when new residential development is introduced into an existing commercial area.
- The Local Plan could include measures to improve the public realm within the Wincheap Industrial Estate to enhance the environmental quality of the area and address low perceptions of safety identified in the Retail and Leisure Study (2020).

Assumptions

- None identified.

Uncertainties

- Uncertainty in relation to the number of new homes that could be provided within the areas.

Issue TCLF3 - How should we support and protect our Local Centres?

Issue TCLF3 - How should we support and protect our Local Centres?														
Wincheap, Canterbury														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 3A	0	0	0	0	0	0	0	0	0/?	0	+	+	+	+
TCLF 3B	0	0	0	0	0	0	0	0	0/?	0/?	+	+/?	+	+

Commentary:

Likely significant effects
 Option TCLF3B (Preferred Option) would see minor amendments to the existing Local Plan boundary of the Wincheap, Canterbury Local Centre to include a number of additional retail and commercial properties in line with evidence in the Local Centre Survey Report (LCSR) (2021). TCLF3A would involve continuing with the existing approach to protect the existing provision of services and facilities within the local centre.

No significant effects are identified. Positive effects are assessed against SA Objectives 8 and 11 to 14 for both options. The extension of the local centre may limit the potential for conversion to housing but overall, the effect is considered neutral for housing (SA Objective 10). Neutral effects are identified in relation to SA Objective 1 to 7 inclusive for both options. The area is located in the Canterbury City Centre conservation area. Neutral effects are assessed against SA Objective 9, assuming that other policies in the plan would ensure no negative effects, but there is some uncertainty. There is also some uncertainty at this stage about the relationship between the local centre designation and the existing Canterbury City Centre designation (under existing Local Plan policy TCL1) as the proposed change would see the local centre designation overlap the existing town centre. Uncertain effects on the economy (SA Objective 12) are identified. However, it is expected that the town centre boundary will be reviewed through the Local Plan preparation process which will remove this uncertainty.

Mitigation

- None identified.

Assumptions

- None identified.

Uncertainties

- Uncertainty in relation to the impact that the identification and expansion of new centres might have on opportunities for residential development (SAO10).
- The impact of new use class order on changes in use.

Issue TCLF3 - How should we support and protect our Local Centres?														
Tankerton Road, Tankerton														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 3C	0	0	0	0	0	0	0	0	0/?	?	+	?	?	+
TCLF 3D	0	0	0	0	0	0	0	0	0	0	+	+	+	+

Commentary:

Likely significant effects
 Option TCLF3D (Preferred Option) would involve continuing with the existing approach to protect the existing provision of services and facilities within the Tankerton Road Local Centre. Option TCLF3C would involve amending the boundary. However, there is uncertainty as to the exact boundary changes that would be likely to be made and whether it would involve decreasing or extending the boundary.

Option TCLF3D would continue to protect the existing provision of services and facilities within the Tankerton Road Local Centres in line with the LCSR (2021) evidence. No significant effects are identified. Positive effects are assessed against SA Objectives 11 to 14 for TCLF3D. There is some uncertainty about the magnitude of effects. Neutral effects are identified in relation to SA Objective 1 to 9 inclusive for both options.

Mitigation

- None identified.

Assumptions

- None identified.

Uncertainties

- Uncertainty in relation to the potential amendment to the local centre.
- The impact of new use class order on changes in use.

Issue TCLF3 - How should we support and protect our Local Centres?														
Herne Bay Road/St Johns Road, Swalecliffe														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 3E	0	0	0	0	0	0	0	0	0	0	+	+	+	+
TCLF 3F	0	0	0	0	0	0	0	0	0	0/?	+	+	+	+

Commentary:

Likely significant effects
 Option TCLF3F (Preferred Option) would see minor amendments to the existing Local Plan boundary of the Herne Bay Road/St Johns Road, Swalecliffe local centre to include additional retail properties and a public house. TCLF3E would involve continuing with the existing approach to protect the existing provision of services and facilities within the local centre.

No significant effects are identified. Positive effects are assessed against SA Objectives 11 to 14 for both options. The extension of the local centre may limit the potential for conversion to housing but overall, the effect is considered neutral for housing (SA Objective 10). Neutral effects are identified in relation to SA Objective 1 to 9 inclusive for both options.

Mitigation

- None identified.

Assumptions

- None identified.

Uncertainties

- Uncertainty in relation to the impact that the identification and expansion of new centres might have on opportunities for residential development (SAO10).
- The impact of new use class order on changes in use.

Issue TCLF3 - How should we support and protect our Local Centres?														
Sea Street, Herne Bay														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 3G	0	0	0	0	0	0	0	0	0	0	+	+	+	+
TCLF 3H	0	0	0	0	0	0	0	0	0	0/?	+	+	+	+

Commentary:

Likely significant effects
 Option TCLF3H (Preferred Option) would see minor amendments to the existing Local Plan boundary of the Sea Street, Herne Bay local centre to include additional retail properties and commercial property. TCLF3G would involve continuing with the existing approach to protect the existing provision of services and facilities within the local centre. Both options are considered to help sustain the services and facilities available in the local centre and have a range of minor positive effects.

No significant effects are identified. Positive effects are assessed against SA Objectives 11 to 14 for both options. The extension of the local centre may limit the potential for conversion to housing but overall, the effect is considered neutral for housing (SA Objective 10). Neutral effects are identified in relation to SA Objective 1 to 9 inclusive for both options.

Mitigation

- None identified.

Assumptions

- None identified.

Uncertainties

- Uncertainty in relation to the impact that the identification and expansion of new centres might have on opportunities for residential development (SAO10).
- The impact of new use class order on changes in use.

Issue TCLF3 - How should we support and protect our Local Centres?														
Canterbury Road, Herne Bay														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 3I	0	0	0	0	0	0	0	0	0	?	+	?	?	+
TCLF 3J	0	0	0	0	0	0	0	0	0	0	+	+	+	+

Commentary:

Likely significant effects
 Option TCLF3J (Preferred Option) would involve continuing with the existing approach to protect the existing provision of services and facilities within the Canterbury Road, Herne Bay Local Centre. Option TCLF3I would involve amending the boundary. However, there is uncertainty as to the exact boundary changes that would be likely to be made.

Option TCLF3J would continue to protect the existing provision of services and facilities within the Canterbury Road, Herne Bay Local Centre in line with the LCSR (2021) evidence. No significant effects are identified. Positive effects are assessed against SA Objectives 11 to 14 for TCLF3J. There is some uncertainty about the magnitude of effects. Neutral effects are identified in relation to SA Objective 1 to 9 inclusive for both options.

Mitigation

- None identified.

Assumptions

- None identified.

Uncertainties

- Uncertainty in relation to the potential amendment to the local centre.
- The impact of new use class order on changes in use.

Issue TCLF3 - How should we support and protect our Local Centres?														
Reculver Road, Beltinge														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 3K	0	0	0	0	0	0	0	0	0	0	+	+	+	+
TCLF 3L	0	0	0	0	0	0	0	0	0	0/?	+	+	+	+

Commentary:

Likely significant effects
 Option TCLF3L (Preferred Option) would see minor amendments to the existing Local Plan boundary of the Reculver Road, Beltinge Local Centre to include three additional commercial properties. TCLF3K would involve continuing with the existing approach to protect the existing provision of services and facilities within the local centre. Both options are considered to help sustain the services and facilities available in the local centre and have a range of minor positive effects.

No significant effects are identified. Positive effects are assessed against SA Objectives 11 to 14 for both options. The extension of the local centre may limit the potential for conversion to housing for newly included buildings but overall, the effect is considered neutral for housing (SA Objective 10). Neutral effects are identified in relation to SA Objective 1 to 9 inclusive for both options.

Mitigation

- None identified.

Assumptions

- None identified.

Uncertainties

- Uncertainty in relation to the impact that the identification and expansion of new centres might have on opportunities for residential development (SAO10).
- The impact of new use class order on changes in use.

Issue TCLF3 - How should we support and protect our Local Centres?														
Faversham Road, Seasalter														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 3M	0	0	0	0	0	0	0	0	0	?	+	?	?	+
TCLF 3N	0	0	0	0	0	0	0	0	0	0	+	+	+	+

Commentary:

Likely significant effects
 Option TCLF3N (Preferred Option) would involve continuing with the existing approach to protect the existing provision of services and facilities within the Faversham Road, Seasalter Local Centre. Option TCLF3M would involve amending the boundary. However, there is uncertainty as to the exact boundary changes that would be likely to be made and whether it would involve decreasing or extending the boundary.

Option TCLF3N would continue to protect the existing provision of services and facilities within the Faversham Road, Seasalter Local Centres in line with the LCSR (2021) evidence. No significant effects are identified. Positive effects are assessed against SA Objectives 11 to 14 for TCLF3N. There is some uncertainty about the magnitude of effects. Neutral effects are identified in relation to SA Objective 1 to 7 inclusive for both options.

Mitigation

- None identified.

Assumptions

- None identified.

Uncertainties

- Uncertainty in relation to the potential amendment to the local centre.
- The impact of new use class order on changes in use.

Issue TCLF3 - How should we support and protect our Local Centres?														
Zealand Road, Canterbury														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 3O	0	0	0	0	0	0	0	0	0	0	+	+/?	0	0
TCLF 3P	0	0	0	0	0	0	0	0	0	0/?	+	+	+	+

Commentary:

Likely significant effects
 Option TCLF3P (Preferred Option) would see the designation of four properties at Zealand Road within a new Local Centre in line with the LCSR (2021). Option TCLF3O would not include designation of the area. There is therefore some uncertainty about the economic benefits in the long term should the area not be designated, in that properties may be lost to residential use. Although the area is adjacent to the Martyrs Field conservation area the effects on the historic environment would not be expected for either option, assuming avoidance or mitigation of any potential impacts through the planning controls.

No significant effects have been identified for either option. Both options could have minor positive effects on SA Objective 11 and 12. Option TCLF3P (Preferred Option) would likely support sustainable transport (SA Objective 13) and health (SA Objective 14) by specifically identifying the area in the local plan that supports locally accessible shopping facilities. Neutral effects are identified in relation to SA Objectives for both options.

Mitigation

- None identified.

Assumptions

- None identified.

Uncertainties

- Uncertainty in relation to the impact that the identification and expansion of new centres might have on opportunities for residential development (SAO10).
- The impact of new use class order on changes in use.

Issue TCLF3 - How should we support and protect our Local Centres?														
Hawe Farm Way, Broomfield, Herne Bay														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 3Q	0	0	0	0	0	0	0	0	0	0	+	+/?	0	0
TCLF 3R	0	0	0	0	0	0	0	0	0	0/?	+	+	+	+
<p>Commentary:</p> <p>Likely significant effects Option TCLF3R (Preferred Option) would see the designation of four properties at Hawe Farm Way, Broomfield, Herne Bay within a new Local Centre in line with the LCSR (2021). Option TCLF3Q would not include designation of the area. There is therefore some uncertainty about the economic benefits in the long term should the area not be designated, in that properties may be lost to residential use.</p> <p>No significant effects have been identified for either option. Both options could have minor positive effects on SA Objective 8, 11 and SAO12. Option TCLF3R (Preferred Option) would likely support sustainable transport (SA Objective 13) and health (SA Objective 14) by specifically identifying the area in the local plan that supports locally accessible shopping facilities. Neutral effects are identified in relation to SA Objective 1 to 9 inclusive for both options.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> Uncertainty in relation to the impact that the identification and expansion of new centres might have on opportunities for residential development (SAO10). The impact of new use class order on changes in use. 														

Issue TCLF3 - How should we support and protect our Local Centres?														
Poplar Drive, Greenhill, Herne Bay														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 3S	0	0	0	0	0	0	0	0	0	0	+	+/?	0	0
TCLF 3T	0	0	0	0	0	0	0	0	0	0/?	+	+	+	+

Commentary:

Likely significant effects
 Option TCLF3T (Preferred Option) would see the designation of four properties at Poplar Drive, Greenhill, Herne Bay within a new Local Centre in line with the LCSR (2021). Option TCLF3S would not include designation of the area. There is therefore some uncertainty about the economic benefits in the long term should the area not be designated, in that properties may be lost to residential use.

No significant effects have been identified for either option. Both options could have minor positive effects on SA Objective 11 and 12. Option TCLF3T (Preferred Option) would likely support sustainable transport (SA Objective 13) and health (SA Objective 14) by specifically identifying an area in the local plan that supports locally accessible shopping facilities. Neutral effects are identified in relation to SA Objective 1 to 9 inclusive for both options.

Mitigation

- None identified.

Assumptions

- None identified.

Uncertainties

- Uncertainty in relation to the impact that the identification and expansion of new centres might have on opportunities for residential development (SAO10).
- The impact of new use class order on changes in use.

Issue TCLF3 - How should we support and protect our Local Centres?														
Canterbury Road, Herne														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 3U	0	0	0	0	0	0	0	0	0/?	0	+	+/?	0	0
TCLF 3V	0	0	0	0	0	0	0	0	0/?	0/?	+	+	+	+

Commentary:

Likely significant effects
 Option TCLF3V (Preferred Option) would see the designation of five commercial properties at Canterbury Road, Herne within a new Local Centre in line with the LCSR (2021). Option TCLF3U would not include designation of the area. There is therefore some uncertainty about the economic benefits in the long term should the area not be designated, in that properties may be lost to residential use.

No significant effects have been identified for either option. Both options could have minor positive effects on SA Objective 11 and 12. Option TCLF3V (Preferred Option) would likely support sustainable transport (SA Objective 13) and health (SA Objective 14) by specifically identifying an area in the local plan that supports locally accessible shopping facilities. Neutral effects are identified in relation to SA Objective 1 to 8 inclusive for both options. The area is located in Herne conservation area. Neutral effects are assessed against SA Objective 9, assuming that other policies in the plan would ensure no negative effects, but there is some uncertainty.

Mitigation

- None identified.

Assumptions

- None identified.

Uncertainties

- Uncertainty in relation to the impact that the identification and expansion of new centres might have on opportunities for residential development (SAO10).
- The impact of new use class order on changes in use.

Issue TCLF3 - How should we support and protect our Local Centres?														
St Dunstons, Canterbury														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 3W	0	0	0	0	0	0	0	0	0/?	0	+	+/?	0	0
TCLF 3X	0	0	0	0	0	0	0	0	0/?	0/?	+	+	+	+
<p>Commentary:</p> <p>Likely significant effects St Dunstons is named in the current Local Plan but is not identified on the Policies Map. Option TCLF3X (Preferred Option) would see the designation as Local Centre in line with the LCSR (2021). Option TCLF3W would not include designation of the area.</p> <p>No significant effects are identified. Positive effects are assessed against SA Objectives 11 to 14 for both options. Neutral effects are identified in relation to SA Objective 1 to 7 inclusive for both options. The area is located in the Canterbury City Centre conservation area. Neutral effects are assessed against SA Objective 9, assuming that other policies in the plan would ensure no negative effects, but there is some uncertainty. There is also some uncertainty at this stage about the relationship between the local centre designation and the existing Canterbury City Centre designation (under existing Local Plan policy TCL1) as the proposed change would see the local centre designation overlap the existing town centre. Uncertain effects on the economy (SA Objective 12) are identified. However, it is expected that the town centre boundary will be reviewed through the Local Plan preparation process which will remove this uncertainty.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> Uncertainty in relation to the impact that the identification and expansion of new centres might have on opportunities for residential development (SAO10). The impact of new use class order on changes in use.. 														

Issue TCLF4 - How can we best support our village centres?

Issue TCLF4 - How can we best support our village centres?														
SA Objective	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
Option	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14
TCLF 4A	+/?	+/?	+	0	0	0	0	+	+/?	+	+	++	++	+
TCLF 4B	+/?	+/?	+	0	0	0	0	+	+/?	?	+	++	++	++

Commentary:

Likely significant effects
 Under Option TCLF4A the Local Plan would continue with the current approach to services and facilities in the rural settlements, whereby specific uses are permitted and protected. Under Option TCLF4B village centres would be designated to protect and improve the existing provision of services and facilities within the rural settlements. Both options could have minor positive effects on SAO1, SAO2, SAO3, SAO8, SAO9 and SAO11. Neutral effects are identified in relation to SAO4 to SAO7 inclusive for both options.

A planned approach to the provision of services and facilities could have significant positive effects in relation to SAO12 and SAO13. The identification and protection of village centres (under TCLF4B) could have a significant positive effect in relation to SAO14.

Mitigation

- None identified.

Assumptions

- None identified.

Uncertainties

- Uncertainty in relation to the impact that the identification and expansion of village centres might have on opportunities for residential development (SAO10) but unlikely to be significant.