

**MATTER 3, QUESTION B3 – Does the amended concept statement provide sound guidance for the development?**

**Martin Robeson Planning Practice – 7162**

The purpose of the Concept Statement is to provide a framework, and set the parameters for, a future spatial policy document relating to the growth triangle. It therefore needs to be suitably comprehensive to provide a sufficient level of guidance.

It has been highlighted in our representation regarding the Statement of Focussed Changes that PPS4 recognises that district centres and local centres primarily hold a retail function (they will of course also typically accommodate other complementary uses).

The Concept Statement recognises the requirement for a district centre and local centres to be provided within the growth triangle, and the need for residents 'day-to-day' needs to be provided locally, but it does not make explicit reference to retail being a necessary requirement. The lack of any suitable references to retail within the Concept Statement gives the reader the impression that additional retail is not required within the growth triangle.

In promoting the growth triangle the GNDP will understand the necessity to deliver additional retail facilities in this location to complement the residential growth. Indeed, 10,000 new homes would yield in the order of 25,000 new residents, whose shopping trips cannot simply be absorbed into the existing retail provision in this location which is already at or over capacity.

In order that aspirations for the necessary future retail provision are carried through to the subsequent spatial document, and retail development is encouraged generally in this location, explicit reference to retail should be provided at relevant points within the Concept Statement. Indeed it is considered that future readers of the Concept Statement may not have contributed to its production, and should not be expected to assume that the requirement for additional retail facilities is implicit. Appropriate textual changes have already been submitted within my representations submitted to the Statement of Focussed Changes.

**Martin Robeson Planning Practice  
7 October 2010**