



**Decision to be made on or after 31 January 2013**

**Ward:** District wide

## **Retail Capacity Update for the Adur District**

### **Report by the Head of Planning, Regeneration and Wellbeing**

#### **1.0 Summary**

- 1.1 This report seeks approval for the commissioning of a consultant specialising in retail (DTZ) to undertake a retail capacity assessment update. A retail capacity assessment is essential to understand the amount of new retail development that should be provided in the district over the next 15 years and help inform decisions regarding planning applications, and allocations and policies within the emerging Local Plan. DTZ have already carried out a number of retail studies for Adur District Council and, as a result, have a strong knowledge of the area.

#### **2.0 Background**

- 2.1 The 'Planning for Town Centres: Practice Guidance on Need, Impact and the Sequential Approach' (CLG 2009) states that an up to date assessment of the quantitative and qualitative need for additional floorspace to accommodate key town centre uses is a fundamental component of the evidence base to underpinning policy making at the local level.
- 2.3 The National Planning Policy Framework (NPPF) also states that local planning authorities should undertake an assessment of the need to expand town centres.
- 2.4 The last retail capacity assessment was produced for Adur in 2009. However, it is now considered that this needs to be updated to ensure that the emerging Local Plan is based on the most up-to-date evidence, as well as to help inform decisions on new retail development.
- 2.5 DTZ have now produced a number of retail studies for Adur District Council. These are as follows:
- Adur Retail Study (2006)
  - Adur Retail Study Update (2009)
  - Specification for Retail Assessments in Adur (2012)
  - Retail Report for Adur's Town Centres (2012)

(It should be noted that the Retail Report for Adur's Town Centres focussed on defining town centre boundaries and primary and secondary frontages and did not include a retail capacity assessment.)

- 2.6 Given the significant amount of retail related work that DTZ have undertaken for Adur, they are familiar with the district and already have a lot of information regarding retail issues in Adur. Therefore, if DTZ were to undertake the retail capacity update this is likely to result in time and cost efficiencies.

### **3.0 Proposals**

- 3.1 For the reasons set out above (section 2), it is proposed that DTZ are appointed to undertake a retail capacity update for the district.

### **4.0 Legal**

- 4.1 The retail capacity update will be used as part of the evidence base to inform the Adur Local Plan which is being produced in accordance with the Planning Act 2008 and the Town and Country Planning (Local Planning) (England) Regulations 2012.

### **5.0 Financial implications**

- 5.1 The proposed retail capacity assessment is estimated to cost up to £15,000 and is to be funded by the existing service budget. The relatively high cost of the study is due in part to the need for a new household interview survey which is essential to provide a more accurate understanding of the shopping patterns of residents.

### **6.0 Recommendation**

- 6.1 That the Cabinet Member approve the commissioning of DTZ consultants to undertake a retail capacity which will form part of the evidence base for the emerging Adur Local Plan.

### **Local Government Act 1972**

#### **Background Papers:**

Planning for Town Centres: Practice Guidance on Need, Impact and the Sequential Approach (CLG 2009)  
Adur Retail Study (DTZ 2006)  
Adur Retail Study (DTZ 2009)  
Specification for Retail Assessments in Adur (DTZ 2012)  
Retail Report for Adur's Town Centres (DTZ 2012)

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## **Schedule of Other Matters**

### **1.0 Council Priority**

- 1.1 Undertaking a retail capacity assessment to understand retail needs in the area will help to support and improve the local economy.

### **2.0 Specific Action Plans**

- 2.1 The retail capacity assessment will inform policies within the emerging Adur Local Plan, which is a statutory requirement.

### **3.0 Sustainability Issues**

- 3.1 The emerging Local Plan aims to promote sustainable development and is subject to a Sustainability Appraisal. One of the Sustainability Objectives in the Sustainability Appraisal is to improve the range, quality and accessibility of key services and facilities, and ensure the vitality and viability of existing centres, which a retail capacity assessment would directly address.

### **4.0 Equality Issues**

- 4.1 The Adur Local Plan aims to ensure that all groups in the District have equal access to the opportunities offered by the emerging development plan.

### **5.0 Community Safety Issues (Section 17)**

- 5.1 Matters considered and no issues identified.

### **6.0 Human Rights Issues**

- 6.1 Matters considered and no issues identified.

### **7.0 Reputation**

- 7.1 Matters considered and no issues identified.

### **8.0 Consultations**

- 8.1 The results of the retail capacity assessment will inform the emerging Adur Local Plan which is subject to statutory consultation requirements.

### **9.0 Risk Assessment**

- 9.1 If a retail capacity update is not undertaken then the emerging Local Plan could be challenged at the Examination in Public and if found unsound could have considerable implications.

### **10.0 Health & Safety Issues**

- 10.1 Matters considered and no issues identified.

## **11.0 Procurement Strategy**

- 11.1 The appointment of a consultant to undertake a retail capacity update will be in accordance with the Council's procurement procedures under the exception rules.

## **12.0 Partnership Working**

- 12.1 Matters considered and no issues identified.