

- 7.72** In Newark, the Town Centre Boundary defines the main area of economic activity and consequently justification is not required for appropriate uses. The retention of Primary Shopping Frontages within Newark and the Local centres are key to maintaining their vitality and viability and consequently the Council will require substantial justification of the benefits in order to support non retail uses.
- 7.73** The Council recognises that, particularly during times of economic downturn, Secondary Shopping Frontages are unlikely to command full retail occupancy and indeed the allowance of a greater diversity of uses can contribute to the vitality and viability of the town centre by promoting linked shopping trips. Provided that no single non-retail use becomes dominant to the detriment of the town centre, the Council will support such diversity. Only where it can be demonstrated that neither retail nor other town centre uses are commercially viable within Secondary Shopping Frontages, will the Council look favourably on proposals for residential use at ground floor level. Parts of Stodman Street and Castle Gate have become informally dominated by food and drink uses and in recognising the contribution that this makes to the vitality of the town centre, the Council will not seek to resist proposals for the continuance of this.
- 7.74** Retail development within Local Centres should provide for the day to day needs of residents and in doing so reduce the need to travel. As the planned growth within the Local Development Framework takes place, there will be a need for both the expansion of existing, and new shops within these settlements. For new shops in existing centres, and where they form part of the new local centres identified within the Core Strategy, the Council will have regard to the impact of both the nature and scale of the proposal on existing retail development and the hierarchy of which it forms part.
- 7.75** Inappropriate retail development in out of centre locations can cause significant harm to both the vitality and viability of individual centres and the retail hierarchy of the district. Consequently, the Council will require proposals to be accompanied by an assessment of the impact. Where this demonstrates there would be a significant adverse impact on the vitality and viability of the town centre or existing, committed or planned investment in it, the proposal will be resisted.
- 7.76** Within the rural areas of the District, there will be shops in locations and of scales that, whilst not compliant with current planning policy, none the less provide for local need and contribute to local employment. Where it can be demonstrated that proposals for the expansion of such businesses are of benefit to the local community, they will be supported. Proposals for new retail development that can similarly demonstrate benefits will also be supported.

### Policy DM12

#### Presumption in Favour of Sustainable Development

A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work pro-actively with applicants jointly to seek solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions within the district.

The Development Plan is the statutory starting point for decision making. Planning applications that accord with the policies in the Development Plan for Newark and Sherwood (including, where relevant, policies in Neighbourhood Development Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then permission will be granted unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole. Where adverse impacts do not outweigh benefits consideration should be given to mitigation where harm would otherwise occur; or
- Specific policies in that Framework indicate that development should be restricted.