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## **Crawley Town Centre Uses**

### Primary Shopping Area

- 5.47 Much of Crawley town centre is healthy, vibrant and competitive, offering a good mix of shops, services and facilities and providing a pleasant environment for residents and visitors. The primary shopping frontages, particularly including Queens Square, County Mall and The Martletts, provide a ~~good~~ retail-led mix of uses ~~with few vacant units~~, attracting a significant footfall of customers. The secondary frontages, including The Broadway, The Boulevard, Broad Walk and High Street, offer a more diverse range of main town centre uses, including restaurants, drinking establishments, takeaways and offices.
- 5.48 However, the recent recession and trend towards internet shopping has presented economic challenges and resulted in an increase in vacant units in the town, particularly in Queens Square and the more peripheral parts of the town centre where there is less footfall. Likewise, while many areas of the town centre are busy, thriving, people-friendly environments during the day, the same areas can experience less activity during the evening. Through positive planning for a range of main town centre uses that promote the day-time and evening economy, the Local Plan will ensure that Crawley is able to build upon its established role as a competitive sub-regional town centre destination.

### **Policy EC5: ~~Town Centre Uses~~ Primary Shopping Area**

Crawley Town Centre is a main employment area, and a key retail destination that is of sub-

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## **APPENDIX B**

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- i) positively contribute to the competitiveness of Crawley Town Centre and sustainable economic growth in the borough; and
- ii) support the delivery of a minimum of ~~5,000~~<sup>4,895</sup> net residential dwellings in the borough; and
- iii) support the delivery of a minimum of 499 net dwellings cumulatively across the sites.

Where retail or leisure uses are proposed outside the Primary Shopping Area, a sequential and impact assessment will be required to h896.504 680.74e36e06 0 1 7 64

## APPENDIX C: DCLG PLANNING UPDATE NEWSLETTER (JANUARY 2015)

**January 2015**

**By email only**

### PLANNING UPDATE NEWSLETTER

#### INTRODUCTION

Welcome to the winter edition of the Planning Directorate newsletter. A lot has happened since my last update to you in March 2014: the launch of our technical consultation paper last summer, along with the proposals in the Autumn Statement, to further improve the planning system; and the extension of grant funding and the support programme for neighbourhood planning, to highlight only some of the many topics covered here that you should be aware of. This newsletter will also give you an indication of key actions happening over the coming months which I hope you will find useful.

#### ANNEX A

Town Centre First policy, as set out in the National Planning Policy Framework, makes clear that local authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. It requires applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.

The Framework also sets out that when assessing large applications (if there is no locally set threshold, the default threshold is 2,500 sq m) for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local authorities should require an impact assessment.



Issue 4: