

## Appendix A: Outline of Draft PPS4 Planning for Prosperous Economies

### Town Centres and Retail

- Maintenance of the town centre first approach recognising the importance of the vitality of town centre's, consumer choice and retail diversity.
- Retaining the important "sequential test", that requires the most central town centre sites to be developed first.
- Removing the "needs test" for applicants, which required them to show there was a need for their proposal i.e. the balance between the turnover capacity of existing facilities and the available expenditure in the area. Replacement with a tougher, more sophisticated "impact test" which will give local authorities an improved tool to measure the wider positive and negative effects of retail and other town centre related development. Using this test the local authority will need to examine factors including retail diversity, impact on town centre investment, scope for regeneration, job creation and sustainability.
- The proposed policy emphasises an approach for local authorities to determine their own priorities through proactive and positive policies, underpinned by a robust evidence base.
- The guidance proposes the removal of national car parking standards, allowing local authorities to set local levels.

### Economic Development

- A definition of what constitutes 'economic development'- to include development within the B use classes, town centre uses (i.e. retail, leisure and offices) and other development that provides employment, generates wealth or produces economic output or product.
- Considering planning applications for economic growth favourably unless there is good reason to believe the costs outweigh the benefits.
- Regional spatial strategies should set out a policy to disaggregate minimum employment targets down to a district level.
- Developing plans that take account of long term economic benefits, including for the wider regional and national economy such as job creation, and promoting opportunities to regenerate deprived areas and support business diversification in rural areas.
- Requirement of Local Economic Assessments alongside the Strategic Housing Land Availability Assessment.
- Review of employment land allocations required as part of preparation of new Plans.

### Simplified Planning Zones:

- Encouraging local authorities to make full use of the planning tools available to them to simplify and speed up the planning process, such as creating simplified planning zones.

### Sustainable Development in Rural Areas

- Provide for sustainable economic growth in keeping with the need to protect the countryside.

