

### SR3 Retail warehouses

**In order to ensure against wider retail use, which would harm the vitality and viability of existing shopping centres, permission will only be permitted for new retail warehouses which accord with other policies for new retail development outside of the shopping centres. The planning authority will impose the following planning conditions for all such developments without exception:**

- a. the type of goods sold is restricted to bulky goods only;**
- b. the subsequent sub-division of units is restricted; and**
- c. the subsequent construction of mezzanine floors to provide additional floorspace is restricted.**

- 6.16 Retail warehouses are generally characterised by large single-level stores specialising in the sale of household goods (such as carpets, furniture and electrical goods) and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations. More recently however, some warehouses have introduced mezzanine floors. There are also some examples in Brighton & Hove of retail warehouses selling non-bulky goods such as shoes and clothing.
- 6.17 Members of a focus group on 'Retail and Town Centres' expressed concern that out-of centre retailing has a detrimental impact on the attractiveness of town centre shopping. Focus group participants and respondents to the Local Plan consultation leaflet all strongly supported the resistance of further out-of-centre retail development which was seen as a threat to the vitality and viability of established centres. It was also felt that out-of-centre retailing was not a sustainable form of development.
- 6.18 However, it is not always possible for some types of retailing, such as large stores selling bulky goods, to find suitable sites either within or on the edge of town centres. This may be due to the proposed scale of the development and the nature of the retailing involved which may result in problems of access and deliveries to stores and out to customers. It is vital, that where the development has to be located in an out-of-centre location that the range of goods sold differs from those that are sold or could be sold in town centres. This ensures that there is no direct competition that would draw significant trade from the centres and hence have a detrimental impact.
- 6.19 The 'Drivers Jonas Brighton & Hove Retail Study' 1999 found that there is no capacity for retail warehouse development before 2001. By the middle of the Plan period there will be some capacity for additional floorspace. The Study recommended that future provision should be directed to existing retail locations or locations that benefit from good public transport access, that are adjacent to other retail and leisure facilities and are served by surrounding residential areas. The planning authority will therefore be directing any new provision during the middle of the Plan period to these areas and encouraging more efficient use of existing sites and premises.
- 6.20 Development proposals should conform to the other retail policies of this Plan.