

- a) The development is of a scale that is required to secure the development of a wider site which safeguards or provides B1 (now part of class E(g)), B2 and B8 uses; or
- b) It is for a commercial use as a car, bathroom, kitchen or conservatory showroom; and
- c) There would not be an unacceptable reduction on the type, quality or quantity of employment land supply; and
- d) The development will not prejudice the long term operation of the area for employment purposes.

EP3 Existing Employment Sites

1. The redevelopment for other uses of a site that is or last was in B1 (now part of class E(g)), B2 or B8 use outside defined employment areas will only be permitted if:
 - a) (i) It is demonstrated that the site is not capable of a mixed use which would include an element of B1 (now part of class E(g)), B2 or B8 uses within the life of the Local Plan; or
 - (ii) It is for a commercial use such as a car, bathroom, kitchen or conservatory, showroom; and
 - b) (i) There would not be an unacceptable reduction on the type, quality or quantity of employment land supply; or
 - (ii) The current B1 (now part of class E(g)), B2 or B8 use is incompatible with surrounding uses and causes an unacceptable level of disturbance and loss of amenity for these uses; or
 - (iii) The community or regeneration benefits of the development outweigh the potential loss of an employment site.
2. Where the Existing Employment Site is located within countryside areas outside defined settlement boundaries, proposed development must be of a scale and nature appropriate to the countryside location.

8.4 Town, District, Local and Neighbourhood Centres

8.4.1 Town Centres are important in providing space for retail, leisure and culture. A healthy, vibrant town centre raises the confidence of local residents and businesses. The Local Plan sets out a hierarchy of different centres within the Borough, based on their size and role in the Borough. The scale of retail investment should be commensurate with the position of the centre in the hierarchy.

EP4 Town, District, Local and Neighbourhood Centres

1. Retail, leisure and other main town centre uses will be directed towards the Borough's existing centres in accordance with the following hierarchy and in accordance with policy EP5 (Main Town Centre Uses)

Hierarchy	Centre
Town Centre	Fleetwood, Cleveleys, Poulton-le-Fylde, Garstang
District Centre	Victoria Road East, Thornton; Marsh Mill, Thornton; Knott End; Great Eccleston.
Local Centre	Broadway/Poulton Road, Fleetwood; Larkholme Parade, Fleetwood; Broadpool Lane, Hambleton; Castle Gardens, Poulton-le-Fylde;

Hierarchy	Centre
	Normoss Road, Normoss; Catterall*.
Neighbourhood Centre/ Parade	Chatsworth Avenue, Fleetwood; Broadwater, Fleetwood; Manor Road, Fleetwood; Poulton Road, Fleetwood; Hatfield Avenue/ Highbury Avenue, Fleetwood; North Drive, Cleveleys; Rossall Road, Cleveleys; Blackpool Old Road, Poulton-le-Fylde; Highcross Road, Poulton-le-Fylde; Beechwood Drive, Thornton; Lawsons Road, Thornton; Linden Avenue, Thornton; Croston Road, Garstang; Forton*
Free standing convenience shops within urban areas and defined rural settlements.	

*proposed centres to be developed during the Plan period.

2. Planning permission will only be granted for development which is appropriate in scale and commensurate with the centre's position and function in the hierarchy. Town and district centres as defined by the hierarchy above are the principal locations for new convenience and comparison retail and other town centre development, in particular that of a larger scale.
3. Within defined centres a diversity of uses will be encouraged to maximise the centres vitality and viability subject to policies EP5 (Main Town Centre Uses) and EP6 (Development in Defined Primary and Secondary Shopping Frontages). Development which will adversely affect the vitality and viability of a defined centre will not be permitted in order to ensure the sustainability of communities.
4. Local and neighbourhood centres and isolated local convenience stores are important for the sustainability of the communities they serve. Development which will cause their loss or affect their vitality will only be permitted where the local area is served by alternative provision or the property was marketed in accordance with Policy SP6 (Viability).

8.5 Main Town Centre Uses

8.5.1 It is essential that centres remain the focus for both convenience and comparison retail growth and other town centre uses. New developments in out of centre locations including within existing out of centre retail developments have the potential to compete with town centres and affect their viability and vitality. Policy EP5 sets out the requirements for proposals for main town centre uses in line with national planning policy. The policy takes account of the 2012 Supreme Court case *Tesco Stores v Dundee City Council* which indicates 'availability' of a site for the purposes of the sequential test should not be interpreted rigidly but be given a flexible interpretation.

8.5.2 The retail evidence shows that Fleetwood Town Centre is weak and vulnerable. Regular monitoring of vacancies shows a trend of increasing vacant units in the centre. In view of the state of Fleetwood Town Centre and to minimise risk of possible further deterioration the policy requires that impact from out of centre development should not have an unacceptable impact on the vitality and viability of the centre. Such 'unacceptable' impact may be less than 'significant adverse' impact as set out in the NPPF.

8.5.3 The Council will consider the use of conditions when granting planning permission for Class E (g) Uses on allocated employment sites (Policy EP1) and existing employment areas (Policy EP2) to restrict town centre uses in order to avoid significant adverse impacts on town centres.

EP5 Main Town Centre Uses

1. Proposals for new retail development and other main town centre uses (including extensions and change of use) which are appropriate in scale, role and function will be