

**Policy Assessment - Town Centres and Shopping**

		Policy/ Proposal	Likely Significant Effects				Mitigation / Reason	
SEA Objective	Resource Indicator		Positive Effect	Neutral/No Effect	Negative Effect	Temporary/ Permanent	Over time	Summary of potential impacts including Secondary/ Cumulative/ Synergistic
1	a							
		Policy 20(a): City Centre Retail Frontage Area						This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area						This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision						This policy has been screened as part of the HRA process. SNH requested further information as part of the HRA process following meeting on 30/7/12 with regard to Waterfront shopping floorspace. At a meeting with SNH on 26/9/12 the policy wording was clarified and changed as the masterplan for the Waterfront proposes an element of shopping floorspace. It was agreed to screen this out of the HRA for appropriate assessment as it is a policy which will not itself lead to development or change but offers a sequential test approach for new shopping provision in the city centre which will not undermine the existing provision.
		Policy 21(a): District Centres Retail Frontage						This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 21(b): District Centres Outwith Retail Frontage						This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.

		Policy 22: The Stack							This proposal has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 23: Goods Range Restrictions							This policy has been screened as part of the HRA process and has been screened out as it will not itself lead to development or change as it relates to restricted goods ranges.
		Policy 24: Location of New Retail Developments							This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 25: Gallagher Retail Park Extension							This proposal has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 26: Local Shopping Provision							This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 27: Class 2 Office Developments							This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							This policy has been screened as part of the HRA process and has been screened out as it will not itself lead to development or change .
	b								
		Policy 20(a): City Centre Retail Frontage Area							This policy will have no impact on the locally important natural environment. This policy contributes towards the delivery of Dundee City Centre as the major retail centre.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area							This policy will have no impact on the locally important natural environment. This policy contributes towards the delivery of Dundee City Centre as the major retail centre.

		Policy 20(c): City Centre Extending and Upgrading Shopping Provision							This policy will have no impact on the locally important natural environment. This policy contributes towards the delivery of Dundee City Centre as the major retail centre.
		Policy 21(a): District Centres Retail Frontage							This policy will have no impact on the locally important natural environment. This policy contributes towards the creation of quality sustainable communities.
		Policy 21(b): District Centres Outwith Retail Frontage							This policy will have no impact on the locally important natural environment. This policy contributes towards the creation of quality sustainable communities.
		Policy 22: The Stack							This proposal will have no impact on the locally important natural environment. This policy contributes towards the creation of quality sustainable communities.
		Policy 23: Goods Range Restrictions							This policy itself does not lead to development or change as it relates to restricted goods ranges in commercial centres.
		Policy 24: Location of New Retail Developments						Policy 34 offers protection and in some cases a ecological or similar assessment may be required.	This policy offers a sequential approach for new development to the city centre and district centres and will have no known impact on the locally important environment.
		Policy 25: Gallagher Retail Park Extension							This proposal will have no impact on the locally important natural environment.
		Policy 26: Local Shopping Provision							This policy will have no impact on the locally important natural environment. This policy contributes towards the creation of quality sustainable communities.

		Policy 27: Class 2 Office Developments						Policy 34 offers protection and in some cases a ecological or similar assessment may be required.	This policy will have no impact on the locally important natural environment. This policy contributes towards the creation of quality sustainable communities.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							n/a
2									
a									
		Policy 20(a): City Centre Retail Frontage Area							This policy contributes to making Dundee an attractive, competitive, vibrant and sustainable city - where more people will choose to live, work, study and visit.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area							This policy contributes to making Dundee an attractive, competitive, vibrant and sustainable city - where more people will choose to live, work, study and visit.
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision							This policy contributes to making Dundee an attractive, competitive, vibrant and sustainable city - where more people will choose to live, work, study and visit.
		Policy 21(a): District Centres Retail Frontage							This policy contributes towards the creation of quality sustainable communities.
		Policy 21(b): District Centres Outwith Retail Frontage							This proposal contributes towards the creation of quality sustainable communities.
		Policy 22: The Stack							This policy contributes towards the creation of quality sustainable communities.
		Policy 23: Goods Range Restrictions							This policy will not itself lead to development as it relates to restricted goods ranges.
		Policy 24: Location of New Retail Developments							This policy contributes to making Dundee an attractive, competitive, vibrant and sustainable city - where more people will choose to live, work, study and visit.

		Policy 25: Gallagher Retail Park Extension							This proposal contributes to making Dundee an attractive, competitive, vibrant and sustainable city - where more people will choose to live, work, study and visit.
		Policy 26: Local Shopping Provision							This policy contributes towards the creation of quality sustainable communities.
		Policy 27: Class 2 Office Developments							This policy contributes towards the creation of quality sustainable communities.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							n/a
	b								
		Policy 20(a): City Centre Retail Frontage Area							This policy contributes towards the quality of life for communities in Dundee by ensuring the city remains vibrant and attractive where people choose to live, work, study and visit.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area							This policy contributes towards the quality of life for communities in Dundee by ensuring the city remains vibrant and attractive where people choose to live, work, study and visit.
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision							This policy contributes towards the quality of life for communities in Dundee by ensuring the city remains vibrant and attractive where people choose to live, work, study and visit.
		Policy 21(a): District Centres Retail Frontage							This policy contributes towards the creation of quality sustainable communities.
		Policy 21(b): District Centres Outwith Retail Frontage							This policy contributes towards the creation of quality sustainable communities.
		Policy 22: The Stack							This proposal contributes towards the creation of quality sustainable communities.





		Policy 21(b): District Centres Outwith Retail Frontage							District centres perform a valuable function for communities across the city and are connected to existing travel networks including public transport and are accessible by sustainable modes of transport such as walking and cycling.
		Policy 22: The Stack							The Stack is connected to existing travel networks including public transport
		Policy 23: Goods Range Restrictions							This policy does not lead to development as it relates to restricted goods ranges.
		Policy 24: Location of New Retail Developments							Locations will only be acceptable if the site is readily accessible by modes of transport other than the car.
		Policy 25: Gallagher Retail Park Extension							Commercial Centres are connected to existing travel networks including public transport. This site is within walking distance of the city centre.
		Policy 26: Local Shopping Provision							These play an important role in making communities more sustainable. Locations accessible by sustainable modes of transport such as walking and cycling
		Policy 27: Class 2 Office Developments							This policy directs new development to the edge of city centre and district centres in the first instance. No known effect at this time.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							n/a
	b								
		Policy 20(a): City Centre Retail Frontage Area							No effect on designated open space and access.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area							No effect on designated open space and access.
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision							No effect on designated open space and access.
		Policy 21(a): District Centres Retail Frontage							No effect on designated open space and access.

		Policy 21(b): District Centres Outwith Retail Frontage						No effect on designated open space and access.
		Policy 22: The Stack						No effect on designated open space and access.
		Policy 23: Goods Range Restrictions						No effect on designated open space and access.
		Policy 24: Location of New Retail Developments					Policies in the pLDP protect open space and access and offer opportunities to promote within new development.	This policy offers a sequential approach for new development directing it to the city centre and district centres in the first instance.
		Policy 25: Gallagher Retail Park Extension						No effect on designated open space and access.
		Policy 26: Local Shopping Provision						No effect on designated open space and access.
		Policy 27: Class 2 Office Developments					Policies in the pLDP protect open space and access and offer opportunities to promote within new development.	This policy directs new development to the edge of city centre and district centres in the first instance. No known effect at this time.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre						n/a
	c							
		Policy 20(a): City Centre Retail Frontage Area						No effect on vacant or derelict land
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area						No effect on vacant or derelict land
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision						No effect on vacant or derelict land
		Policy 21(a): District Centres Retail Frontage						No effect on vacant or derelict land. This policy will encourage development of quality environments for communities.
		Policy 21(b): District Centres Outwith Retail Frontage						No effect on vacant or derelict land. This policy will encourage development of quality environments for communities.
		Policy 22: The Stack						There will be a positive effect on vacant and derelict land. This proposal will contribute to improving the environmental quality for communities.
		Policy 23: Goods Range Restrictions						n/a



		Policy 22: The Stack							Policy 40 of the proposed LDP asks that development proposals demonstrate that they adequately address the Council's waste strategy and for certain developments a waste management plan has to be submitted.
		Policy 23: Goods Range Restrictions							n/a
		Policy 24: Location of New Retail Developments							Policy 40 of the proposed LDP asks for waste management plans to be submitted for development proposals.
		Policy 25: Gallagher Retail Park Extension							Policy 40 of the proposed LDP asks that development proposals demonstrate that they adequately address the Council's waste strategy and for certain developments a waste management plan has to be submitted.
		Policy 26: Local Shopping Provision							Policy 40 of the proposed LDP asks that development proposals demonstrate that they adequately address the Council's waste strategy and for certain developments a waste management plan has to be submitted.
		Policy 27: Class 2 Office Developments							Policy 40 of the proposed LDP asks that development proposals demonstrate that they adequately address the Council's waste strategy and for certain developments a waste management plan has to be submitted.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							n/a
4	a								
		Policy 20(a): City Centre Retail Frontage Area							This policy will not lead to the release of greenfield sites for development.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area							This policy will not lead to the release of greenfield sites for development.

		Policy 20(c): City Centre Extending and Upgrading Shopping Provision							This policy will not lead to the release of greenfield sites for development.
		Policy 21(a): District Centres Retail Frontage							This policy will not lead to the release of greenfield sites for development.
		Policy 21(b): District Centres Outwith Retail Frontage							This policy will not lead to the release of greenfield sites for development.
		Policy 22: The Stack							This proposal will not lead to the release of greenfield sites for development.
		Policy 23: Goods Range Restrictions							n/a
		Policy 24: Location of New Retail Developments							There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be effected.
		Policy 25: Gallagher Retail Park Extension							This proposal will not lead to the release of greenfield sites for development.
		Policy 26: Local Shopping Provision							This policy will not lead to the release of greenfield sites for development.
		Policy 27: Class 2 Office Developments							This policy will not lead to the release of greenfield sites for development.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							n/a
4	b								
		Policy 20(a): City Centre Retail Frontage Area							No effect on soil quality and geodiversity
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area							No effect on soil quality and geodiversity
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision							No effect on soil quality and geodiversity
		Policy 21(a): District Centres Retail Frontage							No effect on soil quality and geodiversity
		Policy 21(b): District Centres Outwith Retail Frontage							No effect on soil quality and geodiversity
		Policy 22: The Stack							No effect on soil quality and geodiversity
		Policy 23: Goods Range Restrictions							n/a

		Policy 24: Location of New Retail Developments						There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.
		Policy 25: Gallagher Retail Park Extension						No effect on soil quality and geodiversity
		Policy 26: Local Shopping Provision						No effect on soil quality and geodiversity
		Policy 27: Class 2 Office Developments						No effect on soil quality and geodiversity
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre						n/a
5	a, b, c d							
		Policy 20(a): City Centre Retail Frontage Area					Historical events recorded. Scouring Burn watercourse through city centre	The council is working in partnership to produce a Local Flood Risk Management Plan. The aim will be to determine a pre-emptive approach to flooding. A water storm tank has been constructed as part of the central waterfront infrastructure work.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area					Historical events recorded. Scouring Burn watercourse through city centre	The council is working in partnership to produce a Local Flood Risk Management Plan. The aim will be to determine a pre-emptive approach to flooding. A water storm tank has been constructed as part of the central waterfront infrastructure work.
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision						FRA will be required for any development in a floodrisk area.
		Policy 21(a): District Centres Retail Frontage					Within Broughty Ferry DC flooding events have been recorded	FRA will be required for any development in a floodrisk area.
		Policy 21(b): District Centres Outwith Retail Frontage					Within Broughty Ferry DC flooding events have been recorded	FRA will be required for any development in a floodrisk area.
		Policy 22: The Stack						No known water issues.
		Policy 23: Goods Range Restrictions						n/a

		Policy 24: Location of New Retail Developments						FRA will be required for any development in a floodrisk area.
		Policy 25: Gallagher Retail Park Extension						FRA will be required for any development in a floodrisk area.
		Policy 26: Local Shopping Provision						No known water issues
		Policy 27: Class 2 Office Developments						FRA will be required for any development in a floodrisk area.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre						n/a
6 a								
		Policy 20(a): City Centre Retail Frontage Area						<b>see 3 (a) above</b>
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area						
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision						
		Policy 21(a): District Centres Retail Frontage						
		Policy 21(b): District Centres Outwith Retail Frontage						
		Policy 22: The Stack						
		Policy 23: Goods Range Restrictions						
		Policy 24: Location of New Retail Developments						
		Policy 25: Gallagher Retail Park Extension						
		Policy 26: Local Shopping Provision						
		Policy 27: Class 2 Office Developments						
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre						
6 b								
		Policy 20(a): City Centre Retail Frontage Area						No effect on mode of travel to work/school
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area						No effect on mode of travel to work/school
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision						No effect on mode of travel to work/school
		Policy 21(a): District Centres Retail Frontage						No effect on mode of travel to work/school
		Policy 21(b): District Centres Outwith Retail Frontage						No effect on mode of travel to work/school
		Policy 22: The Stack						Accessible by all modes of transport
		Policy 23: Goods Range Restrictions						No effect on mode of travel to work/school

		Policy 24: Location of New Retail Developments						This policy offers a sequential approach for new development with preference being the city centre and district centres which are all highly accessible by all modes of sustainable transport.
		Policy 25: Gallagher Retail Park Extension						Accessible by all modes of transport and within walking distance of city centre.
		Policy 26: Local Shopping Provision						Accessible by all modes of transport
		Policy 27: Class 2 Office Developments						This policy directs new development to the edge of city centre and district centres in the first instance. This allows for connected trips and contributes to the vitality and viability of these centres.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre						No effect as this policy is controlling operations.
7	a							
		Policy 20(a): City Centre Retail Frontage Area						No effect.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area						No effect.
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision					See policy 29 Low and Zero Carbon Technology	opportunity to promote energy efficiency and renewable energy
		Policy 21(a): District Centres Retail Frontage						No effect.
		Policy 21(b): District Centres Outwith Retail Frontage						No effect.
		Policy 22: The Stack					See policy 29 Low and Zero Carbon Technology	opportunity to promote energy efficiency and renewable energy
		Policy 23: Goods Range Restrictions						No effect.
		Policy 24: Location of New Retail Developments					See policy 29 Low and Zero Carbon Technology	opportunity to promote energy efficiency and renewable energy
		Policy 25: Gallagher Retail Park Extension					See policy 29 Low and Zero Carbon Technology	opportunity to promote energy efficiency and renewable energy
		Policy 26: Local Shopping Provision					See policy 29 Low and Zero Carbon Technology	opportunity to promote energy efficiency and renewable energy

		Policy 27: Class 2 Office Developments						See policy 29 Low and Zero Carbon Technology	opportunity to promote energy efficiency and renewable energy
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							No effect as this policy is controlling operations.
	b								
		Policy 20(a): City Centre Retail Frontage Area							No effect
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area							No effect
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision						Opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 21(a): District Centres Retail Frontage						Opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 21(b): District Centres Outwith Retail Frontage						Opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 22: The Stack						Opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 23: Goods Range Restrictions							No effect
		Policy 24: Location of New Retail Developments							Sustainable development is at the heart of the LDP
		Policy 25: Gallagher Retail Park Extension						Opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 26: Local Shopping Provision						Opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 27: Class 2 Office Developments						Opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							No effect as this policy is controlling operations.
	c								
		Policy 20(a): City Centre Retail Frontage Area							No effect
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area							No effect

		Policy 20(c): City Centre Extending and Upgrading Shopping Provision						In combination with other policies in the LDP	The city centre is well connected to transport networks including public transport and the Council is working with transport partners to improve accessibility by more sustainable modes of transport as part of the waterfront redevelopment.
		Policy 21(a): District Centres Retail Frontage							No effect
		Policy 21(b): District Centres Outwith Retail Frontage							No effect
		Policy 22: The Stack							The Stack is well connected to transport networks. Opportunity through masterplan for further improvements to cycleways, pathways and public transport.
		Policy 23: Goods Range Restrictions							No effect
		Policy 24: Location of New Retail Developments							This policy allows for retail development on sites that are readily accessible by modes of transport other than the car
		Policy 25: Gallagher Retail Park Extension							The site is within walking distance of the city centre
		Policy 26: Local Shopping Provision							Local shopping centres and parades will be accessible by sustainable modes of transport such as walking and cycling and public transport
		Policy 27: Class 2 Office Developments							This policy allows for office development on sites that are readily accessible by modes of transport other than the car
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							No effect as this policy is controlling operations.
8 a									
		Policy 20(a): City Centre Retail Frontage Area							n/a
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area							n/a
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision							n/a
		Policy 21(a): District Centres Retail Frontage							n/a
		Policy 21(b): District Centres Outwith Retail Frontage							n/a
		Policy 22: The Stack							n/a
		Policy 23: Goods Range Restrictions							n/a
		Policy 24: Location of New Retail Developments							n/a

		Policy 25: Gallagher Retail Park Extension							n/a
		Policy 26: Local Shopping Provision							n/a
		Policy 27: Class 2 Office Developments							n/a
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							n/a
	b								
		Policy 20(a): City Centre Retail Frontage Area							This policy contributes towards the delivery of Dundee City Centre as the Region's major retail centre and is important for maintaining the City's strength and competitiveness.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area							This policy contributes towards the delivery of Dundee City Centre as the Region's major retail centre and is important for maintaining the City's strength and competitiveness.
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision							This policy contributes towards the delivery of Dundee City Centre as the Region's major retail centre and is important for maintaining the City's strength and competitiveness.
		Policy 21(a): District Centres Retail Frontage							n/a
		Policy 21(b): District Centres Outwith Retail Frontage							n/a
		Policy 22: The Stack							n/a
		Policy 23: Goods Range Restrictions							n/a
		Policy 24: Location of New Retail Developments						Policy to promote high quality design in pLDP	This policy contributes towards the delivery of Dundee City Centre as the Region's major retail centre and is important for maintaining the City's strength and competitiveness.
		Policy 25: Gallagher Retail Park Extension						This has the scope to complement and enhance the attraction of the existing retail park and offers the opportunity to regenerate a prominent site.	This policy contributes towards the delivery of Dundee City Centre as the Region's major retail centre and is important for maintaining the City's strength and competitiveness.
		Policy 26: Local Shopping Provision						Policy to promote high quality design in pLDP	This is small scale local development that is controlled through this policy to ensure development does not impact on existing shopping centres.

		Policy 27: Class 2 Office Developments						This policy directs new development to the edge of city centre and district centres in the first instance. Policy to promote high quality design in pLDP	This policy is important for maintaining the City's strength and competitiveness. It contributes towards the vitality and viability of district centres.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							n/a
	c								
		Policy 20(a): City Centre Retail Frontage Area							n/a
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area							n/a
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision							n/a
		Policy 21(a): District Centres Retail Frontage							n/a
		Policy 21(b): District Centres Outwith Retail Frontage							n/a
		Policy 22: The Stack							n/a
		Policy 23: Goods Range Restrictions							n/a
		Policy 24: Location of New Retail Developments							n/a
		Policy 25: Gallagher Retail Park Extension							n/a
		Policy 26: Local Shopping Provision							n/a
		Policy 27: Class 2 Office Developments							n/a
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							n/a
	d								
		Policy 20(a): City Centre Retail Frontage Area							n/a
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area							n/a
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision							n/a
		Policy 21(a): District Centres Retail Frontage							n/a
		Policy 21(b): District Centres Outwith Retail Frontage							n/a
		Policy 22: The Stack							n/a
		Policy 23: Goods Range Restrictions							n/a
		Policy 24: Location of New Retail Developments							n/a
		Policy 25: Gallagher Retail Park Extension							n/a
		Policy 26: Local Shopping Provision							n/a
		Policy 27: Class 2 Office Developments							n/a
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							n/a
	9 a								

		Policy 20(a): City Centre Retail Frontage Area					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 21(a): District Centres Retail Frontage					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 21(b): District Centres Outwith Retail Frontage					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 22: The Stack					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	An agreed masterplan will define the development framework for the overall site. Any redevelopment will take account of the historic environment.
		Policy 23: Goods Range Restrictions						n/a
		Policy 24: Location of New Retail Developments					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.

		Policy 25: Gallagher Retail Park Extension						Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.
		Policy 26: Local Shopping Provision						Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.
		Policy 27: Class 2 Office Developments						Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							n/a
	b								
		Policy 20(a): City Centre Retail Frontage Area						Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area						Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision						Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.

		Policy 21(a): District Centres Retail Frontage					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 21(b): District Centres Outwith Retail Frontage					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 22: The Stack					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 23: Goods Range Restrictions						n/a
		Policy 24: Location of New Retail Developments					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 25: Gallagher Retail Park Extension					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 26: Local Shopping Provision					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 27: Class 2 Office Developments					Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre						n/a
	c							
		Policy 20(a): City Centre Retail Frontage Area						n/a

		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area						n/a
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision						n/a
		Policy 21(a): District Centres Retail Frontage						n/a
		Policy 21(b): District Centres Outwith Retail Frontage						n/a
		Policy 22: The Stack						n/a
		Policy 23: Goods Range Restrictions						n/a
		Policy 24: Location of New Retail Developments						n/a
		Policy 25: Gallagher Retail Park Extension						n/a
		Policy 26: Local Shopping Provision						n/a
		Policy 27: Class 2 Office Developments						n/a
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre						n/a
	d							
		Policy 20(a): City Centre Retail Frontage Area					Policy for Archaeological sites in LDP requires an assessment of the likely impact of the proposal.	Any redevelopment will take account of the historic environment.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area					Policy for Archaeological sites in LDP requires an assessment of the likely impact of the proposal.	Any redevelopment will take account of the historic environment.
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision					Policy for Archaeological sites in LDP requires an assessment of the likely impact of the proposal.	Any redevelopment will take account of the historic environment.
		Policy 21(a): District Centres Retail Frontage						n/a
		Policy 21(b): District Centres Outwith Retail Frontage						n/a
		Policy 22: The Stack					Policy for Archaeological sites in LDP requires an assessment of the likely impact of the proposal.	Any redevelopment will take account of the historic environment.
		Policy 23: Goods Range Restrictions						n/a
		Policy 24: Location of New Retail Developments					Policy for Archaeological sites in LDP requires an assessment of the likely impact of the proposal.	Any redevelopment will take account of the historic environment.
		Policy 25: Gallagher Retail Park Extension					Policy for Archaeological sites in LDP requires an assessment of the likely impact of the proposal.	Any redevelopment will take account of the historic environment.

		Policy 26: Local Shopping Provision					Policy for Archaeological sites in LDP requires an assessment of the likely impact of the proposal.	Any redevelopment will take account of the historic environment.
		Policy 27: Class 2 Office Developments					Policy for Archaeological sites in LDP requires an assessment of the likely impact of the proposal.	Any redevelopment will take account of the historic environment.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre						n/a
	e							
		Policy 20(a): City Centre Retail Frontage Area						n/a
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area						n/a
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision						n/a
		Policy 21(a): District Centres Retail Frontage						n/a
		Policy 21(b): District Centres Outwith Retail Frontage						n/a
		Policy 22: The Stack						n/a
		Policy 23: Goods Range Restrictions						n/a
		Policy 24: Location of New Retail Developments						n/a
		Policy 25: Gallagher Retail Park Extension						n/a
		Policy 26: Local Shopping Provision						n/a
		Policy 27: Class 2 Office Developments						n/a
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre						n/a
	10 a							
		Policy 20(a): City Centre Retail Frontage Area						n/a
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area						n/a
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision						n/a
		Policy 21(a): District Centres Retail Frontage						n/a
		Policy 21(b): District Centres Outwith Retail Frontage						n/a
		Policy 22: The Stack						n/a
		Policy 23: Goods Range Restrictions						n/a
		Policy 24: Location of New Retail Developments						n/a
		Policy 25: Gallagher Retail Park Extension						n/a
		Policy 26: Local Shopping Provision						n/a
		Policy 27: Class 2 Office Developments						n/a
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre						n/a
	b							
		Policy 20(a): City Centre Retail Frontage Area						n/a

		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area						n/a
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision					Policy to promote high quality design in pLDP	The Waterfront has a masterplan in place with the opportunity to promote high quality design
		Policy 21(a): District Centres Retail Frontage						n/a
		Policy 21(b): District Centres Outwith Retail Frontage						n/a
		Policy 22: The Stack					Policy to promote high quality design in pLDP	Opportunity to promote design through masterplan
		Policy 23: Goods Range Restrictions						n/a
		Policy 24: Location of New Retail Developments					Policy to promote high quality design in pLDP	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.
		Policy 25: Gallagher Retail Park Extension						Policy to promote high quality design in pLDP
		Policy 26: Local Shopping Provision						n/a
		Policy 27: Class 2 Office Developments						There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre						n/a this policy controls amenity for neighbouring uses
	c							
		Policy 20(a): City Centre Retail Frontage Area					Policy to promote high quality design in pLDP	Opportunity to promote good quality development through SPG?
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area					Policy to promote high quality design in pLDP	Opportunity to promote good quality development through SPG?
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision					Policy to promote high quality design in pLDP	Opportunity to promote good quality development through SPG?
		Policy 21(a): District Centres Retail Frontage					Policy to promote high quality design in pLDP	Opportunity to promote good quality development through SPG?

		Policy 21(b): District Centres Outwith Retail Frontage						Policy to promote high quality design in pLDP	Opportunity to promote good quality development through SPG?
		Policy 22: The Stack						Policy to promote high quality design in pLDP	Opportunity to promote good quality design through masterplan
		Policy 23: Goods Range Restrictions							n/a this policy restricts the range of goods that can be sold within commercial centres
		Policy 24: Location of New Retail Developments						Policy to promote high quality design in pLDP	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be effected.
		Policy 25: Gallagher Retail Park Extension						Policy to promote high quality design in pLDP	Opportunity to promote design through ldp policies collectively.
		Policy 26: Local Shopping Provision						Policy to promote high quality design in pLDP	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.
		Policy 27: Class 2 Office Developments						Policy to promote high quality design in pLDP	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.
		Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre							n/a this policy controls amenity for neighbouring uses