

Determine the scope of the assessment.

The local planning authority and applicant should work together to outline:

- the scale and form of the proposed development;
- the characteristics of the proposed development, for example the catchment area and target market;
- the existing situation (base year) and time frame for assessing the impacts (design years)

Has the scope of the assessment been adequately outlined?

If the assessment has been appropriately scoped, the local planning authority should examine what might happen if the proposed development doesn't take place - the 'no development' scenario.

This should acknowledge changes in the market and environment, and the role of centres.

Has the 'no development' scenario been analysed?

If the 'no development' scenario has been analysed, the proposed development's potential turnover and 'trade draw' should be assessed.

This should make use of information from comparable schemes, benchmark turnover and carefully thought through 'trade draw' catchments.

Have the turnover and 'trade draw' been analysed?

If the turnover and 'trade draw' have been analysed, the potential impacts of the proposed development should be considered.

A range of possible scenarios should be considered to assess the impacts of the proposed development. The impacts on the following should be considered:

- existing, committed and planned investment within the given catchment area;
- town centre vitality and viability;
- In-centre trade, and trade in the wider area including the rural economy where applicable.

Have the potential impacts been fully considered and outlined?

Are the consequences of the identified impacts likely to be significantly adverse?

This should consider the extent of the impacts on the study area, and might include examination of the effects of trade diversion on pedestrian flows and investor confidence.

Yes

No

If the impacts of the proposed development are likely to be significantly adverse, the application should be refused.

If the impacts of the proposed development are not likely to be significantly adverse, the positive and negative effects should be considered alongside all other material considerations to determine the outcome of the application.