

Issue 05 District Centre, Local Centre and Community Hub (WEL10 to WEL13)**5.1 Has the Council satisfactorily demonstrated that the provision of the proposed community services and facilities is viable?**

The Joint Promoters (JP) have put forward a viability model that demonstrates clearly how privately funded development would deliver the new settlement. That model makes clear assumptions about those projects that would be delivered by the private sector and public sector respectively.

5.2 Has the Council achieved an appropriate balance between retail provision, self-containment and ensuring that no material harm would be caused to nearby existing retail areas?

JP consider that the level of retail provision is both appropriate and proportionate to the new community. Again, the detailed retail proposals will need to be supported by a retail impact assessment at the planning application stage that will test all significant impacts including those on nearby retail areas.

5.3 Policy WEL11 refers to 'robust impact assessments'. Is it sufficiently clear what is required in these assessments, when they are required and how the Council will assess their content?

JP consider that this is an issue for FBC to respond to.

5.4 Is it sufficiently clear, in land use terms, what differentiates the community hub from the local centre?

The description of the Community Hub is robust. The major difference between it and the Local Centre is on scale of provision. In addition, the Local Centre provides facilities in a wide area in the north of Welborne. The Community Hub is intended to meet local demands in the western part of the site.