

Policy Response 15/10/19 to Impact Assessment.

In regard to the Impact Assessment the applicant states that 'there are two existing businesses within the town centre which currently provide the same type of use that the application proposal intends to provide', The Courts Banqueting and conference suite, which is in the Local Plan defined town centre boundary and Kabana Banqueting Suite which is edge of centre as it is approx. 55 m outside the town centre boundary. As the Kabana Banqueting suite is outside the town centre boundary is not afforded any protection in policy terms.

The applicant refers to the fact both of the businesses are significantly larger than the application so there is no impact on these venues. National Planning Practice Guidance on Town centres and retail sets out how the impact test should be used in decision-taking and provides a checklist. (paragraph's 017 & 018). Whilst practice guidance focuses on convenience and comparison goods, the principles apply to leisure proposals. It also states that the impact test will need to be undertaken in a proportionate and locally appropriate way. However, the applicant makes no reference to the existing health of Dewsbury Town Centre, examine the no development scenario, assess the proposal's turnover and trade draw, consider arrange of scenario's in assessing the impact on Dewsbury Town Centre and its facilities and set out the likely impact of the proposal including quantitative and qualitative issues as per the checklist in practice guidance.

Without the information set out above, I am concerned with regards to the potential impact on The Courts Banqueting and Conference Suite in Dewsbury Town Centre.