



COMPLETE

Collector: Main Mods Live Survey (Web Link)
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Q1 Personal Details

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Q2 Agent Details (if applicable)

Respondent skipped this question

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Q3 Name or Organisation

Somerset West and Taunton

Q4 To which Main Modification consultation document does this representation relate? Please tick one box only (please complete a separate survey for each document you are commenting on)

Schedule of Proposed Main Modifications

Q5 Please indicate the schedule reference (e.g. MM01) in the above document and the Policy number (e.g. DM1) to which your representation relates (please complete a separate survey for each schedule reference you are commenting on):

Reference Code

MM40

Policy

J27: Land at Junction 27 of the M5 Motorway

Q6 The Local Plan Review 2013 – 2033 is required to be assessed against the tests set out in paragraph 182 of the 2012 version of the National Planning Policy Framework to establish whether it is ‘sound’ and complies with legal requirements. Please refer to the guidance notes above for further information on the tests of ‘soundness’. Do you consider the Local Plan Review to be:

	Response
Legally compliant	
Positively Prepared	
Justified	
Effective	No
Consistent with national policy	No

Q7 Please provide your comments below

The wording of MM40 is not effective and not consistent with National Planning Policy Framework (NPPF).

Whilst the new criterion in the policy is welcomed, as written the applicant has to only submit a Full Retail and Leisure Impact Assessment. In our opinion this does not deliver the stated purpose of MM40 which is "to ensure the potential impact is appropriately and adequately assessed at the planning application stage".

Brevity unfortunately does not always lead to clarity. As written, MM40 is also not consistent with a long standing policy advice for assessing and testing the impacts of retail development outside town centre locations (as currently set out in NPPF).

Accordingly, we suggest that MM40 is amended to read as follows:

"Any planning application which includes a 'designer outlet shopping centre' should be accompanied by a full Retail and Leisure Impact Assessment to ensure that any identified potential adverse impacts are addressed and mitigated adequately and appropriately."

Furthermore:

- 1) The suggested amendment is consistent with the Inspectors Post Hearing Advice Note on J27.
- 2) Mindful that the Local Plan should be read as a whole, the revised wording delivers on assurances within the submitted Mid Devon Local Plan. Specifically:

Paragraph 3.184c"Existing town centres will be safeguarded through planning controls."

Paragraph 4.51a ".....However, the local planning authority will still fully consider the potential impact on town centre vitality and viability to ensure that the primary role of the town centres in meeting such development needs is maintained. "

- 3) It also ensures the effectiveness of the Local Plan and makes an important link between upper case policy and supporting text.

End
