

Mid Devon Local Plan Review 2013-2033
Proposed Submission (incorporating proposed modifications)
Examination

Inspector: Paul Griffiths BSc(Hons) BArch IHBC

MATTERS AND ISSUES

Version 2

Hearing 1

1000 hours Thursday 20 September 2018

Policy J27

1. Is the evidence base sufficiently robust to demonstrate a need for the scale of the tourist attraction proposed?
2. Has a regional need for the retail element and the comparison goods floor-space in particular, been demonstrated?
3. Has the 'sequential test' been approached with sufficient rigour?
4. Has the analysis of the potential impacts of the retail element (2 and 3 above) of the proposal properly fulfilled the duty to co-operate?
5. Is there a 'clear synergy' between the Outlet Shopping Village (OSV) proposal and the tourism and leisure elements of the proposed allocation?
6. If there is a need for the scale of tourist and leisure elements proposed, why is the OSV necessary?
7. If the OSV is necessary to enable or make viable the tourist and leisure elements of the proposal, where is the evidence that an OSV (or retail allocation) of the scale proposed, with its attendant effects, is necessary?
8. Can existing town centre uses be properly protected through 'planning controls'?
9. Is the approach to the SAC legally compliant and linked to that, what account is taken of the Priority Habitats that form part of the proposed allocation?
10. Does the evidence base lead to a conclusion that the impact on M5 Junction 27 can be properly managed?
11. Does provision need to be made for compensatory flood plain?

Hearing 2

1000 hours Friday 21 September 2018

Policy SP2

12. If a site in Sampford Peverell is necessary to cater for additional housing need resulting from the Policy J27 allocation, is this site the best performing?
13. Does the proposed allocation have sufficient regard to the historic environment?
14. Does the proposed allocation have sufficient regard to the character and appearance of the area?
15. Is the proposed allocation properly accessible, for pedestrians in particular?
16. Is the tie to Policy J27 strong enough?

Policy TIV16

17. If a site in Tiverton is necessary to cater for additional housing need resulting from the Policy J27 allocation, is this site the best performing?
18. Is the site deliverable?
19. Is the approach to the compensatory flood plain adequate?
20. Is there sufficient appreciation of the historic environment (the setting of Knightshayes in particular)?
21. Does provision have to be made within the policy to tie it to Policy J27?

Paul Griffiths

INSPECTOR

1/6/2018