

**From:** Andrew Austen [REDACTED]  
**Sent:** 13 February 2020 15:07  
**To:** Planning Consultation (DPD)  
**Subject:** FW: Mid Devon Local Plan Review - Proposed Main Modifications  
**Attachments:** Mid Devon schedule-of-proposed-main-modifications.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Rep

Dear Sir/Madam,

I am responding to the main modifications consultation on behalf of North Devon Council.

1)

The Council objects to the proposed wording of **MM40** (for Policy J27). The inclusion of this additional criterion is welcomed, but the wording doesn't go far enough and would not fulfil the stated purpose of this main modification to Policy J27 and national policy. As well as being accompanied by a Retail and Leisure Impact Assessment, the policy wording needs to make it a requirement that any identified adverse impacts within the wider retail catchment are mitigated appropriately and adequately. This is necessary in order to fulfil the requirements of paragraph 90 of the NPPF.

The following additional wording (underlined) is proposed:

"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."

2)

The Council supports the proposed wording of **MM38** (for Policy J27), particularly the provision of a new pedestrian and cycling link across the M5 between the site and Tiverton Parkway station.

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