



**MID DEVON LOCAL PLAN REVIEW 2013 – 2033**

Proposed Submission (incorporating proposed modifications) Examination

Inspector: Paul Griffiths BSc (Hons) BArch IHBC

**Main Hearings - Hearing 4: Tuesday 19<sup>th</sup> February 2019**

**Matters and Issues**

**Development Management Policies**

**Statement of Mid Devon District Council**

**ISSUE 14      Is Draft Policy DM16 (Fronts of Shops and Business Premises) too restrictive?**

**14) Is Draft Policy DM16 (Fronts of Shops and Business Premises) too restrictive?**

- 14.1 No, Draft Policy DM16 (Fronts of Shops and Business Premises) is not too restrictive.
- 14.2 The Draft Policy seeks to ensure that proposals for the alteration, replacement or construction of fronts for shops or business premises must be well proportioned and suited to the character of the building, adjacent buildings and the surrounding street scene. The fronts of shops and business premises visually dominate town centre and have a considerable impact on the town centres character and appearance. Furthermore, in many cases these premises are also located within conservation. Notwithstanding the provisions of other policies within the plan, such as Policy DM25 'Development affecting heritage assets', Draft Policy DM16 will further help ensure that shop fronts and business premises will preserve or enhance the character and appearance of conservation areas.
- 14.3 The Inspector's attention is also respectfully drawn to the Inspector's Report into the examination of the Mid Devon Local Plan Part 3: Development Management Policies [LDO03] Draft Policy DM16 is identical to Policy DM18 within this plan, which was examined within the context of the NPPF 2012 and found sound.
- 14.4 Overall, it is considered that the policy is consistent with national policy and its approach to requiring good design, particularly paragraph 58 which stipulates that local plans should

develop robust and comprehensive policies that set out the quality of development that will be expected for the area.