

## **Examination of the New East Devon Local Plan 2006-26**

**Hearing 9  
14:00 Wednesday 26 February 2014**

### **Tourism & Retail**

1. Do the Local Plan's strategies and policies adequately protect and encourage the tourism industry in East Devon?
  - 1a. Should Strategy 33 give priority to green tourism?
2. The National Planning Policy Framework (NPPF) requires local planning authorities to use their evidence base to assess the need for land or floorspace to meet the qualitative and quantitative needs for, amongst other things, retail development. The Plan includes a suite of development management policies relating to retail development but no overall strategy. Does the lack of an overall strategy conflict with national guidance?
  - 2a. The latest retail study is dated November 2011 (CD/Ret003), are its findings still valid?
  - 2b. The study identifies capacity for additional floorspace in Exmouth and recommends that the Council considers how to best plan for new comparison and convenience floorspace. To what extent would the Waterfront Redevelopment allocation meet this need?
3. According to Strategy 6 Built up Area Boundaries are drawn around settlements that are considered appropriate to accommodate growth. Strategy 7 defines the countryside as all those parts of the District outside Built up Area Boundaries and some villages will, therefore, in policy terms be in the rural area. Policy E15 places strict controls on the source of goods sold in shops in rural areas, whilst this may be appropriate for farm shops in the open countryside, is it appropriate to place such limitations on small convenience shops in villages?
4. Does Policy E15 conflict with the advice in paragraph 28 of the NPPF with regard to supporting a prosperous rural economy?
  - 3a. How were the 60% and 10% figures and 10 mile radius set in Policy E15 derived and on evidence are they based?
  - 3b. How will the Council enforce these controls?
5. Strategy 32 resists the loss of employment, retail and community facilities. Policies E3 and E14 provide further guidance with regard to how proposals to change the use of employment uses and village shops will be assessed. Should Policies E9 and E10 (retail) and E17 and E18 (holiday accommodation) include similar guidance?
6. Strategy 26, as proposed to be modified, would preclude anything other than ancillary retail uses within the proposed new employment allocations in Sidmouth. On that basis, is it necessary to specify that employment is limited to B class uses?

Participants

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