

## PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN – SCHEDULE OF HEARING MODIFICATIONS (LIST FOUR)

Ref	Provision	Draft modification	Type (LPA's view)	Why the modification is being put forward	Follow-up discussions
HM20	Development Policies – Policy DEV18	<p>4. In the Thriving Towns and Villages Policy Area the LPA will support proposals which:</p> <p>i. Result in the loss of ground floor premises in retail use (Use Class A1) within primary frontages to uses within Use Class A2 and A3 only where they do not create a continuous frontage of more than two non Class A1 uses and would not result in more than 15m of continuous frontage in non-Class A1 use.</p> <p>ii. Do not result in more than:</p> <ul style="list-style-type: none"> <li>• 30% of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Dartmouth and Tavistock;</li> <li>• 40% of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Kingsbridge;</li> <li>• 45% of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Ivybridge and Totnes; and</li> <li>• 60% of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Okehampton.</li> </ul> <p><del>35% of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Ivybridge and Okehampton.</del></p> <p><del>iii. Do not result in more than 25% of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Dartmouth, Kingsbridge, Tavistock and Totnes.</del></p> <p>iv. <del>iii.</del> Provide uses outside Classes A1, A2 or A3 in ground floor premises within primary frontages only where the use would achieve a significant improvement in the vitality and viability of the centre.</p> <p>v. <del>iv</del> Result in the loss of ground floor premises in retail use (Use Class A1) within secondary frontages</p>	Main	<p>Matter 6.2(ix) hearing session. Having reviewed the evidence (which can be found in Appendices G and H of EC10, PBA Retail Study), it is clear that there should be four rather than two percentages with respect to non-A1 uses in the TTV Main Towns and proposes, a modification to Policy DEV18. In addition to the comments made in response to Q6.2ix of Council Hearing Statement 6 (CS6) the JLP Councils consider centres to be critical to local access to the variety of town centre uses. The Councils wish, therefore, to keep criterion 4ii and amalgamate it with criterion 4iii to include amended percentages, which would be in line with the evidence. Whilst not explicit, analysis of that data identifies that the specific figures for the main towns are:</p> <ul style="list-style-type: none"> <li>• Okehampton – 57%</li> <li>• Ivybridge – 39%</li> <li>• Dartmouth – 28%</li> <li>• Kingsbridge – 35%</li> <li>• Tavistock – 28%</li> <li>• Totnes – 42%</li> </ul> <p>The JLP Councils suggest, therefore, that the following thresholds are appropriate for inclusion in Policy DEV18:</p> <ul style="list-style-type: none"> <li>• Okehampton – 60%</li> <li>• Ivybridge – 45%</li> <li>• Dartmouth – 30%</li> <li>• Kingsbridge – 40%</li> <li>• Tavistock – 30%</li> <li>• Totnes – 45%</li> </ul> <p>The JLP Councils accept that this would be a main modification given that the policy expands the scope of the application of thresholds.</p>	n/a

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		<p>to other main town centre uses where they encourage footfall within the centre and support the main functions of the rest of the centre.</p> <p>v. Within the wider centre, provide a broad range of uses which contribute to vitality of the area and do not lead to inactive frontage.</p>			