

15 March 2013

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Dear Madam

Final Proposed Modifications relating to Retail

Further to your request for a response to the representation received from Bob Wollard of Capita Symonds on behalf of NSK Europe Ltd the District Council has the following comments to make;

- 1) Any amendments made at this stage have been done so to reflect the recent planning permission at Northgate. We have not changed any of the other assumptions within the documentation because we did not feel that this is appropriate at this advanced stage in the evolution of the DPD to undertake such an exercise.
- 2) Whatever the arguments that were made at the Public Inquiry regarding the Northgate site and the comments made by the Inspector in his decision letter the Council is bound to take into account such a significant permission in the Development Plan Document. The permission is for comparison retailing and therefore whatever the individual details of the scheme the Council must have regard to it in calculating residual comparison retail requirement.
- 3) It has been proposed in Final Proposed Modification 17 that the District Council will carry out a review of retail provision in 2015/16. This will enable the District Council to respond to the latest retail provision information. Such a review will include consideration as to what extent the permission on Northgate has been implemented and the assumptions made regarding retail have been realised. At this point the Council will be able to act to address any issues identified and amend the strategy accordingly.

Therefore the District Council does not believe that it is necessary to make further amendments to the DPD.

Yours Faithfully

Matthew Norton
Business Manager – Planning Policy