

Representation Form December

Submitted By: Anonymous user

Submitted Time: Dec 14, 2018, 12:23:04 PM

Your Details

Agent or Personal Submission

Organisation

First Name

[REDACTED]

Last Name

[REDACTED]

Organisation

[REDACTED]

Address

[REDACTED]

Address 2

[REDACTED]

City / Town

[REDACTED]

Postcode

[REDACTED]

Email Address

[REDACTED]

[REDACTED]

Phone Number



Representations

Your View

Unsound

Soundness Test No:

- **CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base**
- **CE4 It is reasonably flexible to enable it to deal with changing circumstances**

Plan Component

Part 2, Section 4.0 Economy

Relevant Policy, Paragraph, Appendix or Proposal Map

Draft Policy TCR05- Petrol Filling Stations

Details

There is no policy basis to justify the floorspace cap on PFS shops. The Council has not carried out any research and has no evidence to support the suggestion that PFS shops over 250 sq m gross floorspace causes harm to town centres (contrary to test of soundness CE2). Such shops and services are a modern retail service and are complementary to town centres. Often they form part of arterial routes and large housing developments and function as a Local Centre for the community. The policy as drafted does not allow exceptions, and so the plan is inflexible contrary to the tests of soundness (CE4). Moreover along rural roads PFS locations often form part of the local community and to curtail provision outside settlement limits can further increase rural hardship and disadvantage.

Modifications

Modifications

Policy TCR05 should be amended to state that the Council will support proposals for petrol filling stations of less than 250 sq m. Proposals above 250 sq m (outside town centres) will be required to be supported by retail assessment that considers the proposal's impact and need. This allows the potential for new PFS proposals in towns and the countryside.

The text relating to petrol stations outside settlement limits should be deleted.

Representation

Oral Hearing



Data Protection

Consent to publish response

Yes, but without my identifying information

Submission Date Time

Dec 14, 2018, 12:09:48 PM