

**Bridlington Town Centre Area Action Plan:
Minor Post-Publication Proposed Changes - Part 1**

Minor Proposed Post-publication Changes to Re-instate the AAP's Recognition of and Compliance with the Yorkshire and Humber Plan, Regional Spatial Strategy to 2026

Introduction

The Part 1 Minor Post-Publication Proposed Changes to the Bridlington Town Centre Area Action Plan reinstate the AAP's recognition of the Yorkshire and Humber Plan (Regional Spatial Strategy to 2026) as part of the East Riding Development Plan and provide a statement of the AAP's conformity with the Regional Spatial Strategy (RSS). Part 2 of the Minor Post-Publication Changes sets out the Council's proposed changes for accuracy, clarity and bringing the AAP up to date; and Part 3 of Minor Post-publication Changes sets out the Council's proposed changes to the final Sustainability Appraisal Report.

The Part 1 Minor Post-Publication Changes are necessitated by the successful High Court Challenge by Cala Homes to quash the Government's 6 July 2010 revocation of Regional Spatial Strategies. The judgment was handed down on 10 November 2010, a month after the Council published the Publication AAP to invite representations on its soundness. The Publication AAP was issued during the interval when the Council had been directed to disregard the RSS. The Council duly amended its intended publication document accordingly, and the Publication AAP neither makes references to RSS as part of the Development Plan, nor sets out its conformity with it. The proposed post-publication changes to reinstate RSS as part of the development plan and strategic basis for the AAP's proposals require no consequent changes to the AAP nor to the evidence that justify the AAP's proposals.

The Yorkshire and Humber Plan provided the strategic context for the AAP for each stage of the preparation of the Bridlington Town Centre AAP, alongside the relevant saved policies of the Joint Structure Plan for Kingston upon Hull and the East Riding of Yorkshire (adopted 2005, with a direction from the Secretary of State in May 2008 to save the relevant policies for Bridlington). At each stage prior to the Publication AAP, the emerging AAP included both full references to the strategic basis set by RSS for the AAP and statements on the emerging AAP's conformity with RSS.

The Council published its Preferred Approach Core Strategy in May 2010; a final draft is due in September 2011 and Publication in Spring 2012; and the Publication AAP, Appendix 2, sets out the conformity of the AAP with the emerging Core Strategy.

The RSS and the Preferred Approach Core Strategy both designate Bridlington as a Principal Town. The designation in both cases elevates Bridlington Town Centre as the locus of most office, retail and leisure development serving Bridlington and its hinterland.

When the RSS was revoked, the Council considered once again the strategic planning policy basis for the AAP's proposals. The Council concluded that:

- the AAP's emphasis on, and policy approach to, the Town Centre is consistent with PPS4;

- the Town Centre is the preferred focus for sustainably accommodating development that will meet the town’s needs for offices, retail, leisure and tourism over the AAP plan period;
- Bridlington merits the designation as a Principal Town by virtue of the size of its population (close to 40,000), the forecast growth of its population over the AAP plan period (growth of 15.7% 2008-21), its relative distance from any other settlement of any size (c 30 km to Beverley and c 26 km to Scarborough) and the evidence on the size of its housing market area and the catchment it serves as the principal service centre (also c 40,000); and
- Bridlington is a justified regeneration priority within the East Riding based on the town’s performance in general, and that of the Town Centre in particular, as measured by standard socio-economic indicators.

The Council’s Cabinet accepted and minuted a report on September 7, 2010 that set out the Council’s approach to the abolition of RSS; this also confirmed the role of Bridlington as a Principal Town.

Policy / Paragraph / Page Reference	The accuracy / clarity / up to date issue	Proposed Edit <i>(strike through for deletions, underline for additions)</i>	Justification for the Proposed Edit
Executive Summary; Para 13	As drafted, the paragraph does not reflect the reinstatement of RSS	<p>13. — until very recently — The Regional Spatial Strategy (May 2008) had provided<u>s</u> the strategic policy basis <u>needed to progress the AAP in advance of the adoption of the Core Strategy</u>. The RSS designates Bridlington as a Principal Town and makes<u>make</u>s provision for Bridlington’s regeneration and economic diversification in the context of the Heritage Coast and for contributing to the sub-region’s housing targets. Government accepts<u>s</u> this approach where, as is the case in Bridlington, there is<u>was</u> an up to date policy basis for the AAP and there is a pressing need for the changes promoted. The RSS was very recently revoked by the Secretary of State (August 2010), and therefore it no longer forms part of the Development Plan. However, by this time the AAP had already reached an advanced stage. The basis in evidence for its role as a Principal Town remains sound, and the need for its regeneration is as pressing as it ever has been.</p>	<p>RSS, on the Secretary of State’s direction and for a four month period between July and November 2010, did not form part of the East Riding Development Plan. The Council therefore removed, as it was then directed to do, all references to the RSS from the draft Publication AAP before its publication in October 2010. On 10 November 2010, the High Court reinstated the RSS as part of the Development Plan, but by that time, the Council had already published the Publication AAP. The Introduction to the Proposed Changes, Part 1 explains why the AAP nonetheless remained consistent with the RSS’s provisions in every respect throughout its</p>

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			preparation.
Executive Summary; Para 15	The omission of a reference to regional policy	15. Appendix 2 to this Publication Document AAP sets out an account of the national, <u>regional</u> and local policy context for the AAP. Appendix 4 provides a list of the saved policies of the East Yorkshire Borough Wide Local Plan that still apply to the use and development of land in the Bridlington AAP area, and lists those that the AAP policies will replace.	The reinstatement of RSS necessitates its inclusion in the AAP's statement of compliance with higher order policy.
Executive Summary; Para 16	The omission of the needed reference to RSS	16. Although the AAP precedes the Core Strategy, it is in conformity with emerging policies <u>the Regional Spatial Strategy and the emerging Core Strategy.</u> Both the Preferred Approach Core Strategy promotes the development of Bridlington as a Principal Town and sets the strategic framework for this, including the regeneration of Bridlington Town Centre and the role the Town Centre is to play in accommodating housing in the Eastern Sub-area is promoted by the emerging Core Strategy.	Acknowledge that RSS provides the basis in the development plan for the Principal Town designation.
Para 3.33, bullet i)	The omission of the needed reference to RSS	3.33 i) the parking requirements generated by the new developments to standards in that are in line with the maximum standards set by <u>RSS for Principal Towns (Table 13.5)</u> until the Core Strategy is adopted;	The RSS sets the standards until the emerging Core Strategy is adopted.
Para 3.96	The omission of the needed reference to RSS	3.96 Other policy controlling access and movement in the Town Centre AAP area is set out in the Saved Policies of the adopted local plan, the Joint Structure Plan (JSP), <u>the Regional Transport Strategy (which forms part of the RSS)</u> and national policy. The Core Strategy will replace the saved policies and the JSP in 2012; Appendix 4 to the AAP sets out the saved policies that are replaced by the policies of this	The need to acknowledge the part played by the RTS.

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		AAP.	
Para 3.98, last sentence	The omission of the needed reference to RSS	3.98 ... (a loss of about 50-75 non-disabled spaces in total). The standards proposed are in line with the standards for parking in the central area of Principal Towns set by PPG13 and <u>RSS</u> , and are complemented by other measures to encourage alternatives to private car use.	The need additionally to refer to RSS.
BridTC8. 3	The omission of the reference to RSS	BridTC8 3. The Council will apply the maximum parking standards set by the Core Strategy <u>RSS to development in the Town Centre AAP area until the Core Strategy is adopted.</u>	The need additionally to refer to RSS.
Para 4.41, second sentence	The omission of the needed reference to RSS	4.41 ... a planning consideration. The emerging Core Strategy is likely to impose <u>RSS requires such provisions in local development plan documents, and already imposes a requirement that housing schemes of 10 or more units and all developments of 1,000 sq m or more generate 10% of their energy requirements from low or no carbon renewable sources.</u>	RSS forms part of the development plan and therefore provides the strategic basis for the requirement than the emerging Core Strategy.
Appendix 2 insert after para 83	The omission of the statement of the AAP's conformity with the RSS.	<u>Regional Policy</u> <u>Regional Spatial Strategy</u> 84. <u>The Regional Spatial Strategy (RSS) is part of the East Riding's statutory development plan (along with the LDF). The plan, adopted in May 2008, provides the strategy for spatial development at the broad regional level within which the Council can prepare more detailed proposals.</u>	A statement of conformity with RSS is a requirement of DPDs. The proposed statement was published as part of Appendix 4 of the Second Preferred Options Draft AAP consulted upon in August-October 2009.

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		<p>85. <u>The strategic direction of the plan is set out in policies designed to deliver the spatial vision and core approach which define the hierarchy and focus for housing, employment, shopping, leisure, education, health and cultural activities in the region from regional cities and sub-regional cities and towns (Policy YH4), to Principal Towns, including Bridlington (Policy YH5) and thirdly local service centres and rural and coastal areas (Policy YH6).</u></p> <p>86. <u>RSS then develops specific policies for each sub-area within the Region before finally considering thematic topic based policies for housing, environment, economy and transport.</u></p> <p>87. <u>The RSS incorporates other regional strategies and programmes including the Regional Transport Plan, the Regional Housing Strategy and the priorities and land use implications of the Regional Economic Strategy. It will cover the period to 2026.</u></p> <p>88. <u>The RSS aims to deliver the region’s spatial vision for more sustainable patterns of development, investment and activity and a greater emphasis on matching needs with opportunities and managing the environment as a resource. This will be achieved by (amongst other things):</u></p> <ul style="list-style-type: none"> ▪ <u>reversing the long term trend of population and investment dispersal away from the region’s cities and major towns;</u> ▪ <u>transforming cities and major towns to make them attractive places in which people want to live, work and invest;</u> ▪ <u>using principal towns to fulfill a role as focal points for rural communities;</u> ▪ <u>diversifying urban and rural economies to help deliver a better</u> 	

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		<p>performing and more competitive economy; and</p> <ul style="list-style-type: none"> ▪ <u>focusing development and investment in ways that better connect excluded communities to opportunity and supports areas requiring regeneration.</u> <p>89. <u>The plan designates Bridlington as a ‘principal town’ (Policy YH5) within the Coast sub-area. Policy C1 states that most new development within the Coast sub-area should be focussed on the Scarborough urban area with supporting growth at Bridlington where its Principal Town role should be developed.</u></p> <p>90. <u>Policy approaches to the sub-area are to focus on strengthening and diversifying local economies, utilising and strengthening unique natural and man-made assets and responding positively to peripherality including tourism linked to the environmental assets of the coast and adjacent areas.</u></p> <p>91. <u>The AAP’s proposals do all of these things, and respond in detail to the evidence on Bridlington’s needs and to the community’s preferences for changes to meet these needs where these preferences are compliant with higher order planning policy, consistent with the evidence base and are deliverable by the private sector where risk investment is needed to achieve the changes.</u></p> <p>92. <u>RSS allocates to the East Riding an average of 1,150 (net) dwellings per annum over the whole of the RSS plan period. It advocates that the best use of existing allocations and locations within the Regional, Sub-regional cities and towns Principal Towns be the focus to transform these places. The AAP proposes new housing within the Town Centre area, with a priority for the proposed town centre</u></p>	

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		<u>redevelopment scheme (Burlington Parade) and the seafront, and encourages changes of use in the other parts of the AAP area to self-contained housing from B&B, guest houses and houses in multiple-occupation.</u>	