

## **Bridlington Town Centre Area Action Plan Exploratory Meeting**

**11am on Friday 17 June 2011  
Town Hall, Quay Road, Bridlington YO16 4LP**

### **Agenda**

1. Introduction by Inspector
2. Issue 1 Deliverability of the Marina
  - *evidence and context*
  - *matters of dispute*
  - *funding*
  - *resolution/progress*
3. Issue 2 Deliverability of Burlington Parade
  - *evidence base*
  - *matters of dispute*
  - *funding*
  - *resolution/progress*
4. Issue 3 Structure of the APP
  - *issues, Vision, objectives*
  - *policies – clarity and wording*
  - *flexibility*
  - *monitoring*
5. Examination process and timetable
  - *options for progressing the examination*
  - *next steps*
  - *timescales*
6. Any other matters

## **Bridlington Town Centre Area Action Plan Exploratory Meeting**

### **Key Issues to be discussed**

Bridlington Town Centre Area Action Plan (AAP) was submitted for examination on 21 April 2011. 45 representatives made 186 representations when the AAP was published in October 2010 prior to submission. The Council has also produced a list of 77 minor, post-submission changes which it proposes should be made to the AAP in order to improve clarity, accuracy and correct factual errors.

Following an initial look at the AAP, the representations and the evidence base I have several major concerns which I consider cast some doubt on the soundness of the AAP. These are set out below in the form of key issues with a set of questions which will form the focus of discussion at the exploratory meeting.

### **Issue 1: Is the AAP effective with regard to the deliverability of the Marina?**

- In the absence of a Core Strategy what is the strategic/policy basis for the Marina proposal?
- Is it consistent with the AAP Vision?
- Are all stakeholders and landowners committed to it?
- How will the scheme be funded, particularly following the closure of Yorkshire Forward and under current economic circumstances?
- Who are the delivery partners and are they all signed up? How will it be implemented?
- If compulsory purchase is necessary how will this be financed and implemented?
- When is a detailed Habitat assessment to be carried out? Could its results have significant implications for the viability of the scheme?

### **Issue 2: Is the AAP effective with regard to the deliverability of Burlington Parade?**

- Is there sufficient, up-to-date evidence to support this proposal? Why is it necessary to extend the town centre to such a degree?
- Are all stakeholders and landowners committed to the proposal?
- How will it be funded, particularly following the closure of Yorkshire Forward and under current economic circumstances?
- Who are the delivery partners and are they all signed up? How will it be implemented?
- What are the circumstances requiring development at Harbour Top which is in a flood zone 3a? What evidence is there that this is the only suitable location for the development proposed?
- What will be the effect on the setting of listed buildings and the conservation area from the types of buildings required to mitigate flood risk (ie at least 3 storeys with parking at the first 2 levels)?
- How will the harbour function if the existing operational land at Harbour Top is developed as proposed?

**Issue 3: Do the structure of the AAP and the format of policies result in a deliverable strategy? Is it sufficiently flexible?**

- Are the issues clearly identified?
- Are the objectives clear and do they address all elements of the Vision? Are they consistent with the Vision?
- What is the purpose of the 14 Enabling Objectives? Is it intended that all should be achieved through implementation of the AAP?
- Are all the objectives achievable through the policies?
- Are all the policies necessary and clearly worded?
- Is the AAP flexible enough to respond to variations to the proposals or other changes in circumstances?
- What remedial actions will be taken if either of the main development projects does not go ahead?
- Are the policies all capable of being monitored?
- Does the monitoring framework relate to the delivery of the policies? Are all policies covered by it? Why will sustainability indicators be monitored separately?
- Is the Proposals Map sufficiently clear?
- How will it relate to the existing Proposals Map?

Siân Worden  
Inspector  
May 2011