

Bridlington Town Centre Area Action Plan –
Public Examination

Address for correspondence

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East Riding of Yorkshire Council
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(by email)

Date: 12 July 2011

Dear Mr Lister

**Bridlington Town Centre Area Action Plan (AAP) examination
Exploratory meeting – next steps**

The Inspector thanks you for your letter of 8 July 2011 regarding next steps from the exploratory meeting, and asking for clarification of her concerns regarding flexibility, clarity and coherence.

As you are aware her initial concerns were sufficiently alleviated by the exploratory meeting for her to consider that the examination could proceed to the hearings sessions. The examination is still at a relatively early stage, however, and this conclusion is without prejudice to its eventual outcome.

She acknowledges from your letter that the Council intends to continue to the hearings and understands that arrangements for suitable dates are being made through myself as Programme Officer. A pre-hearing meeting (PHM) will be held, prior to which she will draw up a list of Matters and Issues which will provide greater clarity on the main areas of concern to be addressed during the hearings. There will then be a period of four or five weeks in which the Council and other participants will prepare their written statements responding to the matters and issues identified.

With regard to the third item discussed at the exploratory meeting, regarding structure and policies, her principle concern is that the AAP might not be effective through not including sufficient flexibility to respond to changed circumstances. She is also anxious that the level of detail in, and complexity of, the AAP particularly the policies might hinder delivery.

She hopes that the following foretaste of the matters which she would be likely to identify on this issue will be helpful. They are based on those set out for the exploratory meeting, amended to take account of where her questions were satisfactorily answered and to give more detail where further discussion might be needed.

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

- Are all the policies necessary and clearly worded? Will they give sufficient and clear guidance to developers and decision makers? Are they internally consistent?
- How will the AAP work together with the Town Centre and Marina SPD (CD06) and the Development Statements (Policy BridTC12)?
- Have the main risks to delivery been identified?
- Is the AAP, including Policy BridTC10, sufficiently flexible 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 clear targets and measurable outcomes in place for effective monitoring of delivery of the development proposals and achievement of the AAP objectives?
- Is the Proposals Map sufficiently clear?
- How will it relate to the existing Proposals Map?

The fact that she has raised these matters relates to whether the AAP is sound and thus they are significant. Amendments to the AAP would only be required if it were found to be not sound on this issue. Whether any will be required in order to rectify such unsoundness will depend on the responses to the matters and issues set out in the written statements and at the hearings.

The inspector hopes that this is helpful.

Yours sincerely



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