

Bridlington Town Centre Area Action Plan Examination

To be held at:
The Spa, South Marine Drive, Bridlington YO15 3JH
starting at 9.30am on Tuesday 6 December 2011

**Matter 3
The Principal Development Projects – Burlington Parade and
the Marina**

Hearing Agenda

Key Issues:

Do the overall scale and type of the development projects at Burlington Parade and the Marina achieve the relevant objectives of the AAP in a sustainable manner consistent with national policy?

Is the identification of the principal development projects, and the mix, type and amount of potential uses proposed within them, based on robust and up-to-date evidence?

Are the development projects appropriate, feasible and deliverable, having regard to the provision of necessary infrastructure and services, and any environmental or heritage constraints? Are the sites available, suitable and viable? Are all stakeholders and landowners committed to the proposals?

Are the detailed requirements for each development project clear, reasonable and justified?

Burlington Parade

1. Consistency with national policy and AAP objectives
 - PPS4
 - PPS5
 - Other national policy
 - Regional & other local policy
 - AAP objectives
2. Mix of uses and evidence
 - Retail
 - Housing
 - Tourism
 - Relationship to wider district
3. Feasibility and deliverability
 - Relocation of superstore
 - Harbour Top

- Other land availability
- Flood risk
- Effect on listed buildings and conservation area
- Effect on existing shopping centre
- Land acquisition
- Funding & stakeholders

Burlington Parade (contd)

4. Detailed requirements
 - Reasonable and justified?
 - Policy wording and clarity

The Marina

5. Consistency with national policy and AAP objectives
 - PPS5
 - PPG20
 - Other national policy
 - Regional & other local policy
 - AAP objectives
6. Evidence
 - Tourism
 - Heritage
 - Relationship with surrounding area
7. Feasibility and deliverability
 - Legal position
 - Harbour Top
 - Other land availability
 - Effect on listed buildings and conservation area
 - Effect on other conservation interests
 - Appropriateness (cf previous marina proposal)
 - Funding
 - Stakeholders
8. Detailed requirements
 - Reasonable and justified?
 - Policy wording and clarity

SEW
Nov11