



County Hall Beverley East Riding of Yorkshire HU17 9BA Telephone (01482) 887700
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Mathew Buckley Head of Legal and Democratic Services

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Date: 14 February 2012

Dear Ms Worden

Re: Bridlington Area Action Plan

I refer to your letters dated 21st December 2011, 12th January 2012 and 17th January 2012. You should by now have received the Council's final response to the Bridlington Harbour Commissioner's late submissions in accordance with the set timetable.

Your post-hearing note sets out your concerns regarding the proposed development of the Harbour Top as part of the Burlington Parade project, and asks for the Council to consider how to address these.

Having now had the opportunity of taking further advice from leading Counsel, the Council agree that your suggestion of convening an additional hearing session to discuss your remaining concerns would be most appropriate.

In order to make the most efficient use of the hearing session, the Council propose that a timetable for submission of papers in advance of the session be set. The Council propose that in order to allay your concerns, the following additional papers would be helpful to your considerations as to soundness :-

- (i) Drivers Jonas Deloitte (Chartered Surveyors and Property consultants):-
Evidence to support the Council's clear view that the regeneration of the harbour area is required to support the viability of Burlington Parade and the regeneration of Bridlington as a whole.
- (ii) Jacobs Engineering UK Ltd. :-
 - (a) Report on the construction and viability, both business and operational, of the Commissioners proposals for the harbour development.
 - (b) Report to show how the Harbour Top can be constructed without detriment to the current harbour business.
 - (c) Assessment of the operating effects of the alternative solutions for "replacement land"



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- (iii) Roger Tym & Partners (planners and development economists) :-
Proposed minor amendments to the drafting of the BridTC3 (Burlington Parade) policy to include the details of the actions to protect the Harbour operations and the Commissioners' interests.

Your confirmation as to whether these proposed topics cover the areas of your concern would be appreciated.

In order to allow sufficient time for preparation of these papers, we propose that a realistic date for the further hearing would be in May 2012, on dates which could be discussed to confirm respective availabilities. We would be grateful if the main parties involved in the issues to be considered at the hearing could be consulted regarding suitable dates before the timetable is fixed by the Inspectorate.

In respect of the implications of the Localism Act 2011. Pursuant to Section 20(7C) of the Planning and Compulsory Purchase Act 2004, the Council hereby formally requests that should it be determined following any further evidence/examination that the plan is unsound in any respect then you should make necessary modifications required to make the plan sound. The Council will make some suggestions in this regard through the further papers and if necessary at the further hearing session, though it does not appear that s.20(7C) is limited in this respect.

We look forward to hearing from you,

Yours sincerely

G. Percy
Solicitor