

AGENDA FOR THE SECOND DAY HEARINGS
10am Wednesday 26 January 2011

Matters and Issues for Discussion

Matter 2 – Sustainable development & infrastructure provision

- 1 Development is required to meet the Code for Sustainable Homes by Policy CS2. *Is it necessary to include the requirement, and would its application be inflexible to changing circumstances?*
- 2 Policy CS3 promotes on-site provision of decentralised and renewable low carbon sources of energy, including at least 20% of energy supply in strategic locations and at least 10% in major developments. *Is the approach justified, viable and consistent with Government guidance? Should the targets be more aspirational and significantly raised?*
- 3 The Revised Preferred Options (CD022) indicated areas of least constraint for the purposes of wind energy generators. This has not been incorporated in the Publication Draft. *Is it a missed opportunity to focus the strategic search for new development?*
- 4 Planning obligations may be sought from major developments by Policy CS4 including (point 9) contributions to a carbon management fund to provide off-site renewable energy and improve energy efficiency of existing dwellings. *Does this requirement conflict with the tests for planning obligations set down in Circular 05/05? Should the definition of major development be stated in the Core strategy?*

These notes are intended to guide, not inhibit discussion at the session. Other questions may arise during discussion of each bullet point and any points from participants' representations which they believe have not been covered may be raised under any other relevant issues at the end of the session.

- 5 Any other relevant matters.

Matter 3 – The Local Economy

NB: Representations relating to strategic aspects of Policy CS5, Supporting the Local Economy will be considered under Matter 1. This hearing session is concerned with any remaining issues with the Policy, and with policies CS6 – CS8.

- 1 Policy CS5 protects existing viable employment sites by safeguarding them for employment uses only or for mixed uses where appropriate unless it can be demonstrated that they are not required. *Does this provide an adequate mechanism for the release of such sites for other purposes? Does the Core Strategy adequately reflect how existing employment provision relates to demand?*
- 2 The Revised Preferred Options (CD022) includes in Policy CS6 promoting a strategic tourist opportunity adjoining the A68/A1(M) interchange which has been dropped in the Publication Draft. *Should the reference be maintained to maximise opportunities for tourism?*
- 3 The town centre will be safeguarded by Policy CS7 by identifying it as the first priority for retail development, and only when it can accommodate no further major non-retail development will it be allowed to extend into the Town Centre Fringe. *Is the Policy too inflexible and can it deliver the eastwards extension, including the necessary improvements to infrastructure?*
- 4 Policy CS8 includes references to quantities of additional retail floorspace, including forecasts of need and restrictions on locations. *Is the Policy overly restrictive in these matters?*

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- 5 Any other relevant matters.