

# **ROCHFORD ALLOCATIONS SUBMISSIONS DOCUMENT**

## **HEARING EXAMINATION**

**2.00 PM 3 SEPTEMBER 2013**

### **MATTERS FOR DISCUSSION**

#### **Issue 2 (Great Waking)**

Are the allocated housing and employment sites (both brownfield and settlement extensions) at Great Waking (below) justified, deliverable within the plan period and consistent with national policy?

BFR1 Star Lane Industrial Estate, Great Waking  
SER9 West Great Waking  
NEL3 South of Great Waking

#### **BFR1 Star Lane Industrial Estate, Great Waking**

- i) Is the proposed development deliverable over the plan period having regard, amongst other things, to land ownership issues and infrastructure constraints?
- ii) Is it realistic to anticipate that existing industrial uses would re-locate to the new employment site?
- iii) Is the detail about the form, scale, access and quantum of development appropriate having regard to policies in the Core Strategy?
- iv) Are the requirements for public open space and play space justified given the likely development costs?

#### **SER9 West Great Waking (a and b)**

- v) Are the sites selected justified when compared to other reasonable alternatives?
- vi) Is the detail about the form, scale, access and quantum of development appropriate having regard to policies in the Core Strategy?
- vii) Are the detailed site boundaries appropriate?
- viii) If either of the sites are found to be unsound, then what are the alternative options?

- ix) If either Site SER9a or 9b are found unsound, would the land west of Alexandra Road included in Option WG3 (Representation 28791) be sound?

**NEL3 South of Great Waking**

- x) Is the site selected justified when compared to other reasonable alternatives?
- xi) Are the detailed site boundaries appropriate?
- xii) If the specific site is found to be unsound, then what are the alternative options?
- xiii) If Site NEL3 is found unsound, would the land on the western side of Tithe Park included in Options E23 and E24 (Representation 28826) be sound?