

HOCKLEY AREA ACTION PLAN (HAAP)

ISSUES AND QUESTIONS – final version

Issue 1

Is the overall strategy for development within the HAAP area sound having regard to the needs and demands of the area; the relationship with other plans, national policy and Government objectives and the evidence base and preparatory processes?

Questions

- i) Is the vision for Hockley sound and, if not, what alternative vision should be pursued and why?
- ii) Does the HAAP relate satisfactorily to the Core Strategy and the Site Allocations Document – particularly Policy RTC6 of the Core Strategy?
- iii) Have the legal requirements regarding consultation been met and has this been in accordance with the Statement of Community Involvement and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012?

Issue 2

Is the policy for better movement justified, deliverable within the plan period and consistent with national policy?

Questions

- i) Is there a need for a transport assessment for Hockley or for the wider District to be undertaken as a pre-cursor to the HAAP?
- ii) Is it sufficient to rely upon improvements coming forward in relation to individual planning applications?
- iii) How will the schemes referred to in Policy 3 be realised given that the Council is not the Highway Authority?
- iv) How will adequate car parking provision be made other than in relation to the Eldon Way Opportunity Area?

Issue 3

Are the policies for the Eldon Way Opportunity Area justified, deliverable within the Plan period and consistent with national policy?

Questions

- i) Given the different land interests referred to in section 2.6 of the HAAP what are the prospects of mixed-use development taking place during the Plan period?
- ii) Is the proposed quantum of housing of 100 new dwellings appropriate given site constraints including neighbouring uses?
- iii) Bearing in mind the Retail & Leisure Study of 2008 and other evidence is there a justification for a food store of 3,000 sq m (gross) as indicated in Policy 6?
- iv) If not, what are the implications for the HAAP?

Issue 4

Are the retail policies justified, likely to be effective and consistent with national policy?

Question

- i) Is the wording of Policy 7 likely to be effective in identifying areas where it may be necessary to limit freedom to change the use of buildings?

David Smith

INSPECTOR

26 June 2013