

AGENDA

Wednesday 30 January & Thursday 31 January 2013

TIMING AND PROGRAMMING: In order to make efficient use of time whilst allowing each participant the opportunity to put their case, the hearing will be run as a "Rolling Programme" with no set timings for agenda items. The matters to be discussed will be dealt with in Plan order unless any participants have time constraints, in which case the programme will be adjusted by agreement at the commencement of the Hearing. The Hearing will run from 10:00 each morning until approximately 17:00 with mid morning, lunch and afternoon breaks to be agreed by participants.

1. Inspector's opening.
2. Any questions / procedural or programming matters.

Matter 4 - A Good Place to do Business

3. Is Policy SAL.GPB1 sufficiently flexible to ensure the deliverability of economic development on the allocated sites over the plan period? Is it consistent with the National Planning Policy Framework?
4. The Council have requested that I consider a number of suggested main modifications. Are the main modifications suggested by the Council justified and necessary to address soundness?

Matter 5 – Retailing

5. Does the sequential approach set out in Policy SAL.GPB2 accord with the National Planning Policy Framework?
6. Is the suggested modification to increase the small scale retail floorspace threshold referred to in a number of policies, from 250 sq m to 280 sq m justified and necessary to address matters of soundness?
7. Is the reference to an 'adverse cluster of non-retail (A1) uses' in Policy SAL.GPB2 2 (ii) sufficiently precise and clear?
8. Are the main modifications suggested by the Council justified and necessary to address soundness?

Matter 6 - Climate Change

9. Any matters arising from suggested modifications.

Matter 7 - A Unique Place

10. Is the continued inclusion of Land between A451 and Hurcott Village as an Area of Development Restraint justified and necessary?
11. Any matters arising from suggested modifications.

Matter 8 - South Kidderminster Enterprise Park

12. Is Policy SAL.SK1 consistent with the National Planning Policy Framework in terms of the longer term protection of employment sites?
13. Is economic development within the South Kidderminster Enterprise Park, in particular land in the ownership of Revelan, justified and deliverable given the current economic circumstances?
14. Is the indicative phasing period for Oasis Arts & Crafts and Reilloc Chain site justified?
15. Any matters arising from suggested modifications.

Matter 9 - Rural allocations

Blakedown Nurseries

16. Does Policy SAL.RS1 adequately address local needs? Is it consistent with the Core Strategy?

Clows Top

17. The Coal Authority suggests that the development of this site would sterilise mineral reserves. A modification is proposed. What impact is this likely to have on the deliverability of the site within the Plan period?
18. Any matters arising from suggested modifications.

Matter 10 - Green Belt

19. Consideration of the modifications suggested to Policy SAL.PDS1 relating to the re-development of the Lea Castle Hospital Site and viability considerations.

Any other matters.