

DACORUM SITE ALLOCATIONS LOCAL PLAN EXAMINATION HEARINGS

AGENDA – DAY 3 (PM)

Thursday 6 October 2016 at 2pm

Venue: Bulbourne and Gade Rooms, Civic Centre,
Marlowes, Hemel Hempstead, HP1 1HH

MATTER 5 – EMPLOYMENT AND RETAIL

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements (and additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website.
- Most references to questions refer to those posed by the Inspector in her Schedule of Matters, Issues and Questions (already circulated).
- 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 Agenda 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 until around 17.00 with a mid-afternoon break.

1. Inspector's Introduction
2. Initial statement by the Council (if required)

Employment

3. What are the key employment land and jobs targets? What is their origin and are they justified? Is the overall amount of employment provision and its distribution in the Plan consistent with the CS?

4. Are there sufficient employment sites available of the appropriate nature and in the right place to meet anticipated needs? Where are the main sites? Are all of these to be safeguarded?
5. How much land will be lost from employment use as a result of allocations in the Plan? Is it anticipated that other employment land will be lost to other uses over the Plan period?
6. How much of the land allocated for employment uses has already been built out? What are the implications of this going forward?
7. Are there any committed employment sites in the District that have not yet been developed?
8. How many of the Plan allocations contain employment elements? Where are they located and what contribution will they make to job creation?

Retail

9. Is the evidence on retail provision up-to-date and robust? How do current retail proposals fit within the overall strategy for retail development?
10. What is the basis for the retail allocations? Is there evidence that this is the appropriate amount for Dacorum?
11. Is the proposed amount location and distribution of additional retail consistent with the CS and the Framework?
12. Any Other Relevant Matters
13. Close