

Stage 3 hearings

Matters 13 (retail strategy) and 26 (Power Court and Stockwood Park)

Agenda and supplementary hearing questions

These matters will be considered on Day 3 and on the morning of Day 4. If necessary they will continue on the reserve day (Day 6).

The Inspector anticipates that he will consider these matters in the following order:

Matter 26 – Stockwood Park

Matter 26 – Power Court

Matter 13 – Retail Strategy.

The Inspector will broadly follow the questions set out in his Matters, Issues and Questions. However, in doing so he is likely to seek discussion on the following supplementary questions. The Inspector expects that parties will respond verbally to these questions at the hearing sessions. He is not seeking any further written submissions on these questions or on the published MIQs.

Stockwood Park

1. Is the Council's proposed main modification to delete the football stadium from Policy LP5 necessary to achieve soundness?
2. If the deletion of the stadium from this site is necessary to achieve soundness, what should the site be allocated for? Should the site be allocated for retail use as proposed in the representation from the football club, having regard to the bullet points 6, 7 and 8 of paragraph 23 of the National Planning Policy Framework (which refer to the allocation of sites for main town centre uses and policies for the consideration of main town centre uses which cannot be accommodated in or adjacent to town centres)?
3. If the football stadium is deleted from the policy, is the plan's position on B1 business use and park and ride provision justified?

Power Court

1. What contribution to Luton's identified retail needs is Power Court expected to deliver? What is proposed and likely to be delivered in other locations?

2. What is the site currently allocated for and how flexible is the policy about the mix of uses? Does the policy allow for the development of a relocated football stadium? If not, is such an allocation necessary to achieve soundness?
3. Is a football stadium a main town centre use? Is such a use appropriate within a town centre? Has the suitability of the site for the relocation of the football club been adequately assessed? Should any alternative sites be considered?
4. Is the proposed mix of uses at Power Court in the submitted plan viable and deliverable? Would a football stadium be viable and deliverable?

Stockwood Park, Power Court and Matter 13

1. Having regard to current circumstances, what balance should the plan realistically seek to provide between providing certainty and flexibility? Which matters, if any, should be the subject of an early review of the plan? In particular, should this apply to the assessment and delivery of retail needs and the strategy for the town centre, the relocation of the football club and to the use of Stockwood Park and/or Power Court?

Jeremy Youle
Inspector
4/1/17