

Annex 2

Proposed Change	Reason
Section 3.0 Planning Requirements. Add to paragraph 3.5 “The Council has an up to date Open Space Strategy and the need for sport and leisure facilities. Developers will need to have regard to the standards and requirements set out in this document and should also consider the Sport England ‘Planning Contributions Kitbag’.”	To meet concerns raised by Sport England and provide more detailed advice to developers on the provision of sport and leisure facilities.
Section 1.0 Introduction. Add new sentence to para 1.1 “This area has been selected for attention because it has the most immediate and wide ranging potential for redevelopment and is particularly lacking in townscape quality in its existing condition”.	To explain why this area is covered by a development brief.
Paragraph 3.8. Add “Detailed Travel plans should be submitted for the development in whole and in part to demonstrate how accessibility will be maximised, and the use of more sustainable methods of transport promoted”.	To ensure the submission and adoption of Travel Plans as part of the project.
Amend paragraph 3.9 by the addition of a new bullet point as follows: “Particular regard will be paid to: Proposals to manage the shared use of parking spaces throughout the day and week, in order to ensure the more efficient use of land and car parking spaces”.	To clarify that there are no proposals to reduce the amount of car parking overall.

Proposed Change	Reason
<p>Replace opening to paragraph 4.2 as follows. “The Council will expect the design structure for the new development to set the overall standard and context for high quality design. The illustrative urban structure in this Brief is indicative only but includes some of the key design reference points. The overall design statement should address the following in appropriate detail;”</p>	<p>To highlight the flexibility that exists within the document to deliver high quality development without being too prescriptive.</p>
<p>Add new para after 3.3 “In all respects the development proposals for the Botany Area will need to pay careful regard to the provision of the Area Action Plan in respect of adjoining and nearby sites. It should be demonstrated that appropriate coordination and integration has or can be achieved in terms of design, access, space and boundary treatment and movement.“</p>	<p>To address comments made concerning the integration with other development projects.</p>
<p>Add new bullet points at para 4.20</p> <ul style="list-style-type: none"> • “All parking provision will include high standards of lighting and security and will need to reflect ‘Secure by Design’ standards.” 	<p>To address points made about the perception of multi-level parking.</p>
<p>Add new para 4.8 “Pedestrian linkages from the new development to the High Street should be enhanced and new linkages sought where possible. The function and management of such links will be important in achieving good pedestrian movement and especially beneficial to the High Street. “</p>	<p>To address the need to maintain and improve pedestrian linkage to the High Street.</p>

Proposed Change	Reason
<p>Add new para after 4.8 “The new development will need to reflect design considerations that take account of flood mitigation and parking and access requirements. This will require a careful approach to the levels of the various uses within the new development. In particular the development will need to address ease of access for pedestrians and good opportunities for circulation and connection.”</p>	<p>In order to recognise the challenge for the design created by the characteristics and constraints of the site,</p>
<p>Add bullet point to para 3.24</p> <ul style="list-style-type: none"> • “The provision and requisition of sewerage infrastructure.” 	<p>To recognise the importance of this issue in design and programming.</p>
<p>Add bullet point to para 3.25</p> <ul style="list-style-type: none"> • “A detailed scheme to demonstrate the approach to groundwater treatment, pollution control and contamination.” 	<p>To ensure that these important technical matters are given due consideration at the design stage.</p>