

Appendix VII: DARTFORD TOWN CENTRE AREA ACTION PLAN PREFERRED OPTIONS (incorporating the Northern Gateway)

Appendix VII prepared by Dartford Borough Council.

How the Sustainability Appraisal has influenced the Dartford Town Centre Area Action Plan

Consultants Enfusion, were commissioned in January 2005 to progress the Sustainability Appraisal work of Dartford's Local Development Framework. Their role is to independently assess the Development Plan Documents (DPDs) being prepared by the Council and to suggest ways in which the sustainability of DPDs can be enhanced.

The Dartford Town Centre Area Action Plan (AAP) has been subjected to Enfusion's sustainability appraisal. A number of recommendations were made by Enfusion during the Sustainability Appraisal of the AAP. The following tables show how the AAP has since been changed in line with these recommendations, to make the document more sustainable than before.

There are a number of ways in which the Council has taken forward Enfusion's recommendations (as shown in the second column of the following tables):

- **Preferred Options** shown in bold text show specific amendments that have been made to the AAP.
- Revisited shown in underlined text shows where recommendations can be met by expanding other documents such as the Core Strategy or Development Control DPD in the future.
- Already covered or now covered shown in underlined text shows where recommendations have already been adequately covered by other Preferred Options in the AAP.
- There are only a few instances where the recommendations have not resulted in amendments to the AAP or another DPD and the reasons why are shown in *italicised text*.

Part 1 Recommendations from the Issues and Options Appraisal

Enfusion appraised the Town Centre Issues and Options during October 2005 and again in May-June 2007. All of Enfusion's recommendations from the appraisals of the Issues and Strategic Options were taken into account when drafting the AAP. The second column in the table below explains how the recommendations have been incorporated into various Preferred Options. Note that where a Strategic Option is not listed, Enfusion made no recommendations for its improvement within the appraisal summary box (see Appendix V). In addition, once the AAP had been drafted and presented to Cabinet in July 2007, two further amendments were made to the Preferred Options, to ensure that Enfusion's recommendations were met.

Issues and Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Area Action Plan Preferred Options Document
Issues		
Issue 1: Improve the retail offer	Policies should: <ul style="list-style-type: none"> • adopt the sequential approach to new retail development • provide a mixed economy with a variety of types/scale of retail • ensure the availability of smaller retail units 	<p>The sequential approach has been adopted as Map 1 identifies a proposed primary shopping area in line with PPS6. All the preferred locations for retail sites lie within the primary shopping area and <u>are covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> • 1 New Shopping Floorspace • 3 Primary Shopping Frontage • 35 Orchards Shopping Centre • 36 Former Co-op Store • 37 Lowfield Street/Faifield Pool Leisure Complex • 42 Old Council Offices/Iceland Block <p>Providing for a variety of types and scale of new retail including markets is <u>now covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> • 1 New Shopping Floorspace • 2 Size of Units • 3 Primary Shopping Frontage • 4 Food Stores • 5 Retail Warehousing • 11 The Markets <p>The protection of small retail units is <u>now covered</u> in Preferred Option 2 Size of Units.</p>

Issues and Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Area Action Plan Preferred Options Document
<p>Issue 2: Develop the evening economy</p>	<p>Policies should make the town centre safer by:</p> <ul style="list-style-type: none"> • including attractive/safe walking and cycling routes • providing safe night-time parking facilities • encouraging family-friendly evening venues and al fresco dining in enhanced public spaces 	<p>Improving pedestrianised areas/public realm and providing more walking and cycling routes is <u>now covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> • 10 Preservation and Enhancement of the Historic Environment • 12 Central Park • 13 River Darent • 14 Orchard Theatre • 15 Walking • 16 Public Realm • 25 Dartford Station • 27 Cycling • 29 Station Approach • 30 Northern Gateway • 32 MillPond Road • 33 Northern Gateway East • 34 Overy Street • 35 Orchards Shopping Centre • 36 Former Co-op Store • 37 Lowfield Street and Fairfield Pool • 38 Market Street • 40 Market Street Road Proposals • 41 Acacia Hall Complex • 42 Old Council Offices/Iceland Block <p>Providing safe and accessible car parking is <u>now covered</u> in Preferred Option 26 Public Car Parking.</p> <p>Encouraging family friendly evening economy is <u>now covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> • 6 Land Uses to Complement Shopping • 8 Leisure • 14 Orchard Theatre • 29 Station Approach • 30 Northern Gateway • 32 Mill Pond

Issues and Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Area Action Plan Preferred Options Document
		<ul style="list-style-type: none"> • 35 Orchards Shopping Centre • 38 Market Street • 41 Acacia Hall Complex • 42 Old Council Offices/Iceland Block
<p>Issue 3: Dartford doesn't make the most of its assets and history</p>	<p>Policies should:</p> <ul style="list-style-type: none"> • ensure that redevelopment is sympathetic to, Dartford's cultural heritage and where possible, Dartford's heritage, is enhanced 	<p>Protection and enhancement of the historic environment is <u>now covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> • 10 Preservation and Enhancement of the Historic Environment • 36 Former Co-op Store • 37 Lowfield Street and Fairfield Pool • 40 Market Street Road Proposals • 41 Acacia Hall Complex • 42 Old Council Offices/Iceland Block
<p>Issue 4: Improve pedestrian and disabled routes</p>	<p>Policies should:</p> <ul style="list-style-type: none"> • improve access to public transport • ensure footpaths and cycleways are accessible to all, integrated with the existing network, public transport and public spaces 	<p>Improving access to public transport is <u>now covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> • 15 Walking • 24 Buses • 25 Dartford Station • 29 Station Approach • 30 Northern Gateway • 32 MillPond Road • 33 Northern Gateway East • 35 Orchards Shopping Centre • 36 Former Co-op Store <p>Enhancing walking and cycling routes (connected to public realm and public transport) are <u>now covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> • 12 Central Park • 13 River Darent • 15 Walking • 16 Public Realm • 26 Public Car Parking • 24 Buses • 25 Dartford Station • 27 Cycling

Issues and Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Area Action Plan Preferred Options Document
		<ul style="list-style-type: none"> • 29 Station Approach • 30 Northern Gateway • 32 MillPond Road • 33 Northern Gateway East • 34 Overy Street • 35 Orchards Shopping Centre • 36 Former Co-op Store • 37 Lowfield Street and Fairfield Pool • 38 Market Street • 40 Market Street Road Proposals • 41 Acacia Hall Complex • 42 Old Council Offices/Iceland Block
<p>Issue 5: Living in the town centre</p>	<p>Policies should:</p> <ul style="list-style-type: none"> • encourage "Living Over the Shop" • ensure sustainable design and construction • incorporate sustainable urban drainage systems 	<p>Residential uses on upper floors are <u>now covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> • 10 Preservation and Enhancement of the Historic Environment • 36 Former Co-op Store • 37 Lowfield Street/Faifield Pool Leisure Complex • 42 Old Council Offices/Iceland Block <p>Sustainable design (water and energy efficiency and the use of renewable energy) are <u>now covered</u> in Preferred Option 17 Design of New Development.</p> <p>Preferred Option 17 Design of New Development has now been amended to refer to sustainable drainage.</p> <p>The Core Strategy will be <u>revisited</u> to consider how sustainable construction and sustainable drainage can be expanded and strengthened in the Revised Preferred Options document. Additionally, the Development Control DPD may consider these issues in detail.</p>
<p>Issue 6: Transportation</p>	<p>Policies should ensure development minimises car travel by:</p> <ul style="list-style-type: none"> • adopting maximum parking standards and encouraging businesses to adopt green travel plans 	<p>The Core Strategy will be <u>revisited</u> to consider how maximum car parking standards and green travel plans can be incorporated in the Revised Preferred Options document. Additionally, the Development</p>

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	<ul style="list-style-type: none"> placing restrictions on parking with retail and employment development 	<p>Control DPD may consider this issue in detail.</p> <p><i>Parking provision for retail and employment will seek to balance maximum car parking standards against the need to create a vibrant town centre economy that can remain competitive.</i></p>
Strategic Options		
<p>Option 1: Retail offer within the Boundary of the Town Centre</p>	<p>Policies should:</p> <ul style="list-style-type: none"> ensure a mixed economy, with a variety of types/scale of new retail protect the viability of smaller retail units 	<p>A variety of types and scale of new retail is <u>now covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> 1 New Shopping Floorspace 2 Size of Units 3 Primary Shopping Frontage 4 Foodstores 5 Retail Warehousing 11 The Markets <p>The protection of small retail units is <u>now covered</u> in Preferred Option 2 Size of Units.</p>
<p>Options 6+7: How do we locate uses in relation to each other?</p>	<p>Policies should:</p> <ul style="list-style-type: none"> avoid the development of precincts of bars/late opening venues ensure development does not lead to no-go areas where residents feel unsafe 	<p>The location of sensitive uses that have the potential to create disturbance are <u>now covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> 6 Land Uses to Complement Shopping 7 Housing <p>Community safety, crime prevention through design, active ground floor frontages, appropriate planting, natural surveillance and safer car parks have now <u>been added</u> to Preferred Options:</p> <ul style="list-style-type: none"> 17 Design of New Development 26 Public Car Parking and paragraphs 3.4, 5.6, 7.14 and 7.15.

Part 2 Recommendations from the Preferred Options Document Appraisal

Once the AAP was drafted in May-July 2007, Enfusion carried out an appraisal of the Vision, Strategic Principles and all of the Preferred Options during August 2007 and made a number of recommendations for improvement. Note that where a Preferred Option is not listed, Enfusion made no recommendations for its improvement within the appraisal summary box (see Appendix VI). The second column in the table below shows how the AAP Preferred Options have been subsequently amended post Cabinet in August 2007 or how other Development Control Documents (DPDs) will be amended in the future.

Preferred Option Document	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Area Action Plan Preferred Options Document
Vision		
Vision	<p>The vision should refer to the need to mitigate against climate change</p>	<p><i>The Vision will remain unchanged as it currently sets out in a succinct paragraph, the essence of how the town centre will be in the future.</i></p> <p>Measures to tackle climate change (energy and water efficiency, renewable energy use, Code for Sustainable Homes) are <u>already covered</u> in Preferred Option 17 Design of New Development.</p> <p>Paragraph 7.13 has also now been amended to make specific reference to climate change.</p> <p>The Core Strategy will be <u>revisited</u> to consider how climate change can be incorporated and strengthened in the Revised Preferred Options document. Additionally, the Development Control DPD may consider this issue in detail.</p>
Strategic Principles		
Strategy Principles	<p>The principles should emphasise:</p> <ul style="list-style-type: none"> • sustainable mixed use communities with a reduced need to travel by car 	<p><i>These matters are already, or will be, covered elsewhere in the AAP, and do not necessarily need to result in an extended set of Strategic Principles.</i></p> <p>However, a new strategic principle has now been added stating "A sustainable mixed use community, which takes advantage of good</p>

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	<ul style="list-style-type: none"> community health and well-being through safe/attractive places and enhanced opportunities for recreation sustainable design minimising impacts on the town's cultural heritage and conservation setting 	<p>public transport links, at the Northern Gateway".</p> <p>Recreation is <u>already covered</u> in Chapter 7 of the Core Strategy Preferred Policy Approaches Document.</p> <p>A number of Preferred Options have also been amended so that community safety, crime prevention through design, active ground floor frontages, appropriate planting, natural surveillance and safer car parks is mentioned in:</p> <ul style="list-style-type: none"> 17 Design of New Development 26 Public Car Parking and paragraphs 3.4, 5.6, 7.14 and 7.15. <p>Sustainable design is <u>already covered</u> in Preferred Option 17 Design of New Development.</p> <p>The fourth Strategic Principle <u>already covers</u> heritage and seeks to enhance the historic environment. This issue is also already covered in Preferred Option 10 Preservation and Enhancement of the Historic Environment.</p>
Preferred Options		
1: New Shopping Floorspace	<p>Preferred Option 1 should:</p> <ul style="list-style-type: none"> minimise impacts on the historic built environment aim to retain the market town character ensure the needs of existing businesses are considered 	<p>Ensuring retail development is in keeping with the historic built environment is <u>already covered</u> in Preferred Option 10 Preservation and Enhancement of the Historic Environment.</p> <p>The retention of the market town character is <u>already covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> 11 The Markets. 38 Market Street. <p>Competition is not a planning matter and is beyond the scope of the LDF. However, a range of retail units that will attract new business into the town centre whilst at the same time seeking to protect small</p>

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		retail units from redevelopment are <u>already covered</u> in Preferred Option 2 Size of Units.
2:Size of Units	Preferred Option 2 should: <ul style="list-style-type: none"> • protect the historic character and streetscape • ensure renovations and the installation of new shop fronts minimise the impact on heritage and streetscape 	Ensuring retail development is in keeping with the historic character and street scene is <u>already covered</u> in Preferred Option 10 Preservation and Enhancement of the Historic Environment. The Council has adopted a Shop Front Design Guide against which planning applications will be assessed. This is <u>already covered</u> in Preferred Option 10 Preservation and Enhancement of the Historic Environment.
4: Food Stores	Preferred Option 4 should: <ul style="list-style-type: none"> • ensure sustainable construction • ensure maximum accessibility to public transport and encourage walking and cycling • seek superstores to be designed to be in keeping with the local heritage and streetscape 	Preferred Option 17 Design of New Development has now been amended to cover issues of sustainable construction. The Core Strategy will also be <u>revisited</u> to consider how sustainable construction can be expanded and strengthened in the Revised Preferred Options document. Additionally, the Development Control DPD may consider this issue in detail. The need for improvements in, and accessibility to, public transport, cycling and pedestrian routes has <u>already been covered</u> in Preferred Options: <ul style="list-style-type: none"> • 12 Central Park • 13 River Darent • 15 Walking • 16 Public Realm • 24 Buses • 25 Dartford Station • 27 Cycling • 35 Orchards Shopping Centre • 36 Former Co-op Store • 37 Lowfield Street and Fairfield Pool Foodstores that are designed to be in keeping with their surroundings are <u>already covered</u> in Preferred Options:

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		<ul style="list-style-type: none"> • 10 Preservation and Enhancement of the Historic Environment • 36 Former Co-op Store • 37 Lowfield Street/Fairfield Pool Leisure Complex • 42 Old Council Offices/Iceland Block
5: Retail Warehousing	Preferred Option 5 should: <ul style="list-style-type: none"> • minimise the impacts of large national/ international chains on local competitors and independent retailers 	Competition is not a planning matter and is beyond the scope of the LDF. However, a range of retail units that will attract new business into the town centre whilst at the same time seeking to protect small retail units from redevelopment are <u>already covered</u> in Preferred Option 2 Size of Units.
6: Land Uses to Complement Shopping	Preferred Option 6 should: <ul style="list-style-type: none"> • control development by ensuring it's design minimises negative impacts on heritage, including within the Conservation Area • minimise the impacts of construction activities 	Ensuring the impacts of development on heritage are minimised is <u>already covered</u> in Preferred Options: <ul style="list-style-type: none"> • 10 Preservation and Enhancement of the Historic Environment • 36 Former Co-op Store • 37 Lowfield Street/Fairfield Pool Leisure Complex • 42 Old Council Offices/Iceland Block <i>Conditions attached to a planning permission will provide adequate control against construction activity.</i>
7: Housing	Preferred Option 7 should: <ul style="list-style-type: none"> • address flexible housing for an aging population • encourage new housing design which minimises negative impacts on cultural heritage and the streetscape • ensure new housing is built to best-practice sustainable design 	The Code for Sustainable Homes, which addresses issues of flexible housing, is <u>already covered</u> in Preferred Option 17 Design of New Development. Development that fits in with the street scene is <u>already covered</u> in Preferred Options: <ul style="list-style-type: none"> • 10 Preservation and Enhancement of the Historic Environment • 36 Former Co-op Store • 37 Lowfield Street/Fairfield Pool Leisure Complex • 42 Old Council Offices/Iceland Block Sustainable design is <u>already covered</u> in Preferred Option 17 Design of New Development.
13: River Darent	Preferred Option 13 should: <ul style="list-style-type: none"> • require heritage interpretation (or arts/culture e.g. sculpture) 	Preferred Option 10 Preservation and Enhancement of the Historic Environment and paragraph 6.5 have now been significantly

Preferred Option Document	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Area Action Plan Preferred Options Document
	<ul style="list-style-type: none"> • enhance biodiversity of riverside land through appropriate planting/habitat areas • consider the need for sustainable drainage, water quality management and flood risk management 	<p>amended to:</p> <ul style="list-style-type: none"> • refer to the need for interpretation of cultural heritage, markets and buildings of local and national significance • refer to the promotion of town trails and interpretation at key points along the river • acknowledge that planning applications will be expected to contribute to heritage interpretation • acknowledge that opportunities for new works of art will be taken. <p>The Core Strategy will also be <u>revisited</u> to consider how arts can be incorporated and strengthened in the Revised Preferred Options document.</p> <p>Paragraph 7.15 has now been amended to refer to community safety and appropriate planting.</p> <p>Paragraph 7.16 has now been amended to refer to enhanced biodiversity of riverside land.</p> <p>The Core Strategy will also be <u>revisited</u> to consider how the multi-functional roles of the Green Grid can be incorporated and strengthened in the Revised Preferred Options document. Additionally, the Development Control DPD may consider these issues in detail.</p> <p>Preferred Option 17 Design of New Development has now been amended to refer to sustainable drainable.</p> <p>Flood risk is <u>already covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> • 35 Orchards Shopping Centre • 36 Former Co-op Store • 41 Acacia Hall Complex <p>A number of Preferred Options have also been amended so that</p>

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		<p>development will be guided by a Flood Risk Assessment including:</p> <ul style="list-style-type: none"> • 29 Station Approach • 31 Northern Gateway West • 32 Mill Pond • 33 Northern Gateway East • 34 Overy Street • 37 Lowfield Street/Fairfield Pool Leisure Complex • 42 Old Council Offices/Iceland Block <p>The Core Strategy will also be <u>revisited</u> to consider how sustainable drainage and flood risk can be incorporated and strengthened in the Revised Preferred Options document. Additionally, the Development Control DPD may consider these issues in detail.</p> <p><i>Water quality impacts of development is assessed against Environment Agency standards as part of the planning application process.</i></p>
14: Orchard Theatre	<p>Preferred Option 14 should:</p> <ul style="list-style-type: none"> • have a stronger focus on the needs of other transport users, including cyclists, walkers and users of public transport 	<p>The need for improvements in, and accessibility to, public transport is <u>already covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> • 15 Walking • 24 Buses • 25 Dartford Station • 27 Cycling <p>Car and coach parking arrangements are specific issues related to the Theatre that need to be addressed.</p>
16: Public Realm	<p>Preferred Option 16 should aim to:</p> <ul style="list-style-type: none"> • improve water quality and flood management 	<p>Preferred Option 17 Design of New Development has now been amended to refer to sustainable drainable.</p> <p>The Core Strategy will also be <u>revisited</u> to consider how sustainable drainage and flood risk can be incorporated and strengthened in the Revised Preferred Options document. Additionally, the Development Control DPD may consider these issues in detail.</p> <p><i>Water quality impacts of development is assessed against</i></p>

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	<ul style="list-style-type: none"> • enhance biodiversity • make provision for the interpretation of cultural heritage 	<p><i>Environment Agency standards as part of the planning application process.</i></p> <p>Enhanced biodiversity is <u>already covered</u> in Preferred options:</p> <ul style="list-style-type: none"> • 18 Trees • 19 Green Grid. <p>Paragraph 7.15 has now been amended to refer to community safety and appropriate planting.</p> <p>Paragraph 7.16 now refers to enhanced biodiversity of riverside land.</p> <p>Preferred Option 10 Preservation and Enhancement of the Historic Environment and paragraph 6.5 have now been significantly amended to:</p> <ul style="list-style-type: none"> • refer to the need for interpretation of cultural heritage, markets and buildings of local and national significance • refer to the promotion of town trails and interpretation at key points along the river • acknowledge that planning applications will be expected to contribute to heritage interpretation. <p>The Core Strategy will also be <u>revisited</u> to consider how the multi-functional roles of the Green Grid can be incorporated and strengthened in the Revised Preferred Options document. Additionally, the Development Control DPD may consider these issues in detail.</p>
17: Design & Development	<p>Preferred Option 17 should refer to:</p> <ul style="list-style-type: none"> • how 'a high quality of design' is related to sustainable design and the need to 'design-in' waste management and recycling facilities and sustainable drainage 	<p>Preferred Option 17 Design of New Development has now been amended to cover issues of sustainable construction and sustainable drainage.</p> <p>The Core Strategy will also be <u>revisited</u> to consider how sustainable construction and sustainable drainage can be expanded and strengthened in the Revised Preferred Options document.</p>

Preferred Option Document	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Area Action Plan Preferred Options Document
	<ul style="list-style-type: none"> • crime prevention through design • accessibility and design (designing for disabled access) • other sources of renewable energy (not just Combined Heat and Power) • the need for best practice and insist on a higher rating, rather than encouraging standards of water and energy efficiency higher than mandatory standards 	<p>Additionally, the Development Control DPD may consider these issues in detail.</p> <p>A number of Preferred Options have also been amended so that community safety, crime prevention through design, active ground floor frontages, appropriate planting, natural surveillance and safer car parks is mentioned in:</p> <ul style="list-style-type: none"> • 17 Design of New Development • 26 Public Car Parking • and paragraphs 3.4, 5.6, 7.14 and 7.15. <p><i>Building Regulations already provide adequate measures to ensure disabled access is accommodated both inside and outside of buildings.</i></p> <p>Preferred Option 17 Design of New Development <u>already covers</u> the need for the use of on-site renewable energy.</p> <p><i>Preferred Option 17 Design of New Development will remain unchanged as it currently aims for standards of efficiency that are above mandatory levels.</i></p> <p>However, the Core Strategy will be <u>revisited</u> to consider whether higher ratings for water and energy efficiency can be insisted upon in the Revised Preferred Options document, based on a strengthened evidence base.</p>
18: Trees 19: Green Grid 20: East and West Hill Ridges	Preferred Options 18, 19 and 20 should: <ul style="list-style-type: none"> • include consideration of community safety, with appropriate selection of vegetation that allow adequate sight lines • emphasise the multi-functional nature of the Green Grid and how it can help to protect/enhance biodiversity, provide flood storage and Sustainable Urban Drainage Systems and help with climate change mitigation and adaptation 	<p>Paragraph 7.15 has now been amended to refer to community safety and appropriate planting.</p> <p>The Core Strategy will be <u>revisited</u> to consider how the multi-functional roles of the Green Grid in the Revised Preferred Options document. Additionally, the Development Control DPD may consider this issue in detail.</p>

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21, 22 and 23: Transport and Air Quality	<p>Further policy/guidance should:</p> <ul style="list-style-type: none"> mitigate against the potential increased traffic generated by road improvements by emphasising the need to invest heavily in public transport, walking and cycling facilities 	<p>The need for improvements in, and accessibility to, public transport has <u>already been covered</u> in Preferred Options:</p> <ul style="list-style-type: none"> 12 Central Park 13 River Darent 15 Walking 24 Buses 25 Dartford Station 27 Cycling <p>Paragraphs 8.1 and 8.8 also seek to reduce through traffic in the town centre.</p> <p><i>Notwithstanding the emphasis of a shift towards public transport, the need for localised junction improvements will also need to be tested as part of any planning application.</i></p>
27: Cycling	<p>Preferred Option 27 should:</p> <ul style="list-style-type: none"> require developers to contribute to cycle facilities and cycle paths within development sites as well as contribute to off-site cycle paths that link in to the Borough's cycle network 	<p>Preferred Option 27 Cycling has now been amended to encourage new cycle routes and facilities to be provided within development sites, and where possible, linked to the existing cycle network.</p>
28: Station Quarter	<p>Preferred Option 28 should:</p> <ul style="list-style-type: none"> aim 'to develop a mixed use sustainable community that is less dependent on car travel' encourage a multi-functional approach to open spaces to cover flood management encourage a multi-functional approach to open spaces and access routes and ensure open spaces deliver benefits for biodiversity, water quality and flood management 	<p>Preferred Option 28 Station Quarter has now been amended to include reference to a sustainable mixed use community taking advantage of good public transport links.</p> <p>Preferred Option 29 Station Approach has now been amended so that development will be guided by a Flood Risk Assessment.</p> <p>The Core Strategy will also be <u>revisited</u> to consider how the multi-functional roles of the Green Grid in the Revised Preferred Options document. Additionally, the Development Control DPD may consider this issue in detail.</p>
30: Northern Gateway	<p>Preferred Option 30 should:</p> <ul style="list-style-type: none"> consider how flood management, drainage, roads, water and waste water infrastructure are to be provided for in the 	<p>The design and layout objectives of Preferred Option 30 Northern Gateway has now been amended to refer to the provision of sustainable infrastructure, with roads, water supply, waste water and</p>

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	development to meet the needs of the incoming community.	drainage to meet the demands of a new community. In addition, Preferred Options 31 Northern Gateway West, 32 Mill Pond and 33 Northern Gateway East have now been amended so that development will be guided by a Flood Risk Assessment.
32: Mill Pond	Further policy/guidance and master planning should: <ul style="list-style-type: none"> • consider sustainable construction and design • flood management • water usage 	Preferred Option 17 Design of New Development has now been amended to cover sustainable construction. Preferred Option 32 Mill Pond has now been amended so that redevelopment will be guided by a Flood Risk Assessment. Water supply and drainage is <u>already covered</u> in Preferred Option 30 Northern Gateway. Water efficiency is <u>already covered</u> in Preferred Option 17 Design of New Development. These matters <u>will</u> also be further considered at the master planning stage.
35: Orchards Shopping Centre	Further policy/guidance should: <ul style="list-style-type: none"> • minimise impacts from construction activity 	<i>Conditions attached to a planning permission will provide adequate control against construction activity.</i>
37: Lowfield Street/Fairfield Pool Leisure Complex	Further policy/guidance should: <ul style="list-style-type: none"> • integrate sustainable design and construction features within buildings and infrastructure 	Preferred Option 17 Design of New Development has now been amended to cover issues of sustainable construction.
39: Option C	Further policy/guidance should: <ul style="list-style-type: none"> • provide mitigation measures for maintaining transport flows through central areas, e.g. low emissions fleets 	Traffic management measures to downgrade Market Street, ensuring a reduction in traffic flows/speed and redesigning roads with a pedestrian focus has <u>already been covered</u> in Preferred Options: <ul style="list-style-type: none"> • 39 Option C • 40 Market Street Road Proposals. The Council <u>will</u> investigate options for low emissions in it's fleet of vehicles and will work with transport providers accordingly.
40: Market	Further policy/guidance should:	<i>Applications for a road alignment will be assessed for impacts prior to</i>

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Street Road Proposals	<ul style="list-style-type: none"> • address the implications of any road realignment • introduce mitigation measures to minimise impacts on air quality, climate change, historic and conservation interests and green space 	<p><i>any decision being made.</i></p> <p>Nevertheless, Preferred Option 40 Market Street Road Proposals has now been amended by referring to the need to improve the setting of the Holy Trinity Church and Acacia Hall.</p>
41: Acacia Hall Complex	<p>Further policy/guidance should:</p> <ul style="list-style-type: none"> • incorporate flood resilient/ adaptable designs 	<p>Flood risk is <u>already covered</u> in Preferred Option 41 Acacia Hall Complex.</p>
42: Old Council Offices/ Iceland Block	<p>Further policy/guidance should:</p> <ul style="list-style-type: none"> • incorporate sustainable construction standards • address crime and safety issues in the public realm 	<p>Preferred Option 17 Design of New Development has now been amended to cover sustainable construction.</p> <p>A number of Preferred Options have also been amended so that community safety, crime prevention through design, active ground floor frontages, appropriate planting, natural surveillance and safer car parks is mentioned in:</p> <ul style="list-style-type: none"> • 17 Design of New Development • 26 Public Car Parking • and paragraphs 3.4, 5.6, 7.14 and 7.15.