

SCHEDULE OF SUGGESTED FURTHER MODIFICATIONS TO THE TOWN CENTRE LOCAL PLAN

Further suggested modifications discussed during the Examination in Public

| Mod No. | Issue to be addressed | Policy/ Table/ Paragraph | Proposed Modification |
|---------|---|--------------------------|---|
| FM 1 | To provide clarity regarding the provision of office floorspace | Para 4.28 | <p>Three additional paragraphs to follow 4.28:</p> <p><u>The town centre's office stock adds to the mix of uses within the centre and is an important contributor to its overall vitality and viability. Those working in and visiting the centre's offices provide an important customer base for other businesses and commercial enterprises in the centre, adding in particular to its weekday and daytime footfall and helping to support the centre's night time economy.</u></p> <p><u>The Council is to produce a new Employment Land Local Plan (ELLP) which will quantify the amount of office space that is to be provided during the current Core Strategy Local Plan period. This will inform the amount of space that should be directed to the town centre. This is in the interest of concentrating office workers within the most accessible locations of the town centre, close to those living in the town centre and easily accessible for commuters based in the neighbouring wards and areas from which people can readily travel to the centre on foot, or by cycle, bus or by train.</u></p> <p><u>Having regard to the outcome of the Employment Land Local Plan and through monitoring any changes of use coming forward as a result of the Prior Notification process on the temporary relaxation of Permitted Development rights, the Council will consider the use of Article 4 Directions to protect</u></p> |

| | | | |
|-----|---|--|---|
| | | | <u>B1(a) office space in the Town Centre.</u> |
| FM2 | To provide clarity regarding the provision of office floorspace | Para 2.2 Objective 7 | Add sentence to end of Objective 7: <u>In particular, the Council will support the retention, refurbishment and extension of existing office and business floorspace and the provision of new high quality office space that will meet the needs of a range of businesses.</u> |
| FM3 | To allow flexibility to increase the provision of office space within the Town Centre | Policy TC17 Strategic Approach to Town Centre Development Sites | A further amendment is required to Proposed Main Modification M24 to read: "The five Development Opportunity Sites will deliver a minimum of 450 net residential units and 3,000 sqm <u>new B1(a) office space, the quantum of which will be confirmed in the Employment Land Local Plan.</u> These requirements should be provided across all five sites allowing flexibility for the quantum of development to be delivered on each site to be determined by an appropriate design led response." |
| FM4 | To allow flexibility to increase the provision of office space within the Town Centre | Para 5.11 | A further amendment is required to Proposed Main Modification M24 to read: In order to ensure that the overall quantum of development of 450 net residential units and 3000 sq m <u>of new B1(a) office space is delivered successfully, the Council will monitor the overall delivery rates and residual capacity, across the five Development Opportunity Sites.</u> |