

Ref	Page	Policy/ Paragraph	Modification
MM309	251	SA6 Site Information Box: Planning Constraints	The site lies within Flood Zones 2 and 3. An Exception test and a Flood Risk Assessment should be submitted to support any future planning application. The assessments should take into account the new climate change allowances and requirements, especially for surface water flooding. New development needs to address surface water to reduce the peak flow into the combined sewer network such that surface water discharge into the network is restricted <u>to be to greenfield run-off rates in line with the requirements of Policy GB12.</u>
MM310	251	10.18	An auction house (sui generis or falling outside the Use Class Order) forms a significant part of the current employment-generating uses on site. It is a valuable use which fits with the character and dynamic of the Employment Zone. and its retention should be sought in any redevelopment of the site. Should the use be retained, the commercial floorspace required in the site allocation would be in addition to the auction house use.
MM311	252	SA6 A	The site will deliver a high-quality mixed-use development <u>that is employment led,</u> to include residential and employment floorspace.
MM312	252	SA6 B	<u>Around A minimum of</u> 100 new gross residential (C3) units.
MM313	252	SA6 C	<u>Around A minimum of</u> 65 gross affordable extra care units.
MM314	252	SA6 D	<u>Around A minimum of</u> 4,000 sq m (GIA) of commercial floorspace (Class E and B8) of which at least 3,000 sq m will be business floorspace (Class E(g) <u>office, research and development or light industrial or B8 storage or distribution</u>).
MM315	252	SA6 E	<u>Maximum b</u> Building heights should respond to the principles in the Lots Road South Design Brief SPD with maximum heights shall be within the range of 22 m to 34 m from ground level to the top of the building or 6 storeys to 10 storeys.
MM316	252	SA6 (new)	New criterion after criterion E:

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			<u>The existing auction house use (sui generis) should be retained in addition to the floorspace specified in part D.</u>
MM317	252	SA6 (new)	New criterion under 'Principles': <u>Where the development is in the setting of a designated heritage asset, following the requirements of Part E of policy CDX, the significance of the designated heritage asset should be preserved or opportunities taken better to reveal that significance.</u>
MM318	252	SA6 (new)	New criterion under 'Principles': <u>The development to comply with the agent of change principle given the location within an employment zone.</u>