Core Strategy Policy 4

Mixed Use Employment Locations

1. The Council will require the comprehensive redevelopment of the Mixed Use Employment Locations to provide:

    a. employment uses within the B Use Class amounting to at least 20% of the built floorspace of any development as appropriate to the site and its wider context
    b. residential uses with a proportion of on-site affordable housing
    c. improvements to the overall environmental quality, by providing, where appropriate:

        i. the provision of new, or improvement of existing, walking and cycling routes to public transport services and local facilities
        ii. public transport to increase the public transport accessibility level of the site
        iii. a high quality and accessible public realm
        iv. landscaping, biodiversity, the provision of amenity and public open space, and children's play areas
        v. high quality architecture and design that will contribute to raising the architectural quality of the area

    d. improvements to the social, cultural and leisure facilities of the area.

2. The design of the employment uses and the design of the development as a whole should enable the continued employment functioning of the areas.
3. The Council will require a masterplan to be submitted with a planning application to ensure a comprehensive approach to the development of each Mixed Use Employment Location and that demonstrates that proposals will provide the highest level of residential amenity for future residents. The requirements are detailed in Section 8, Strategic Site Allocation 1.
4. Proposals for tall buildings on these sites will be considered against the criteria in Core Strategy Policy 18.

Due to their strategic significance in delivering the aims of the Core Strategy, Convoys Wharf, Surrey Canal Triangle, Oxestalls Road and Plough Way are discussed separately in Section 8. The smaller Mixed Use Employment Locations at Arklow Road and Childers Street, Grinstead Road and Sun/Kent Wharf Creekside will be detailed in the LDF Site Allocations DPD.