

### Appendix 3 Policy Background

This analysis examines in more detail the policies that are most relevant to the planning application and appraises the proposed development against these statutory development plan policies. This analysis focuses on the most relevant policies to the determination of the application.

The below tables are set out under each statutory document. The tables both list and describe the policies and provide commentary to assess how the proposed development addresses the policy requirements. The full policy wording should be referred to alongside the key requirements.

**Table 1: Analysis of the proposal's compliance with the Southend-on-Sea Core Strategy (2007)**

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
SSBC Core Strategy	KP1 Spatial Strategy	As a principal basis for sustainable development in the town, development and investment will be expected to build on and contribute to the effectiveness and integration of the key transport corridors and interchanges. The relocation of Southend United Football Club stadium to Fossetts Farm area will be supported in principle. Fossetts Farm is identified as a Priority Urban Area, which has the potential to contribute fully to local employment objectives and to provide for quality environments. A Green Belt will be maintained around the urban area. Minor amendments to the Green Belt boundary may exceptionally be considered where this would enable delivery of specific objectives and policies in this Core Strategy that could not otherwise be achieved in a sustainable manner, and the openness of the remaining Green Belt and its ability to provide effective separation between Southend and neighboring settlements are maintained.	The development will connect to Sutton Road, Eastern Avenue and Fossetts Way. It will create vehicle, cycle and pedestrian links, provide highways improvements, enhance local bus services and create two new bus stops. The development is supported in principle. It proposes the creation of 1,352 jobs (including 515 net new jobs in addition to those relocated) at the stadium, hotel and conference facilities. The scheme will comprise of carefully designed buildings and landscape, with a variety of public realm and open spaces. The development contains two areas of designated Green Belt land which will be permanently impacted. Therefore, the application will be determined by the consideration of 'any other harm' against the whole benefits of the development, Very Special	Partly Compliant  Loss of Green Belt land

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
			Circumstances will need to be demonstrated.	
<b>SSBC Core Strategy</b>	<b>KP2 Development Principles</b>	All new development should contribute to economic, social, physical and environmental regeneration in a sustainable way. Achieved by: making the best use of previously developed land, ensuring that sites and buildings are put to best use; applying a sequential approach to the location and siting of development, particularly having regard to the need to minimise the use of 'greenfield' land, reduce the need to travel, safeguard and promote the vitality and viability of existing town and local centres; mitigating effects on the natural and historic environment; not placing a damaging burden on existing infrastructure; securing improvements to the urban environment through quality design; respecting the character and scale of the existing neighbourhood where appropriate; including appropriate measures in design, layout, operation and materials.	The scheme will create new high quality sports and training facilities for SUFC and the wider community. The relocation of the Stadium will be in the vicinity of its original location and will integrate with pedestrian, cyclist and bus links, thus not generating a significantly greater need to travel especially by car. The development proposes the creation of 1,352 (including 515 net new jobs in addition to those relocated) jobs through the new stadium, hotel and conference facilities. The impact of the development to the nearby Scheduled Monument will be mitigated through appropriate design and the secured Management Plan. Its impact on European Protected Sites will be mitigated through RAMS contribution. The increased pressure it will generate on local education will be mitigated via S106 contributions. Its sport and healthcare impact may be addressed through the significant CIL contributions it will provide. The development, both the hybrid and detailed, proposes high quality design which has appropriate massing and layout to respect its immediate context. Due to the inevitable scale of the development it will result in a negative visual impact on the nearby Crematorium and memorial	Partly Compliant  Adverse visual impact on surrounding area; loss of protected green space

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
			gardens and the surrounding residential, road network and open spaces.	
<b>SSBC Core Strategy</b>	<b>KP3 Implementation and Resources</b>	The Borough Council will enter into planning obligations with developers to ensure the provision of infrastructure and transportation measures required as a consequence of the development proposed. This includes provisions such as; a. roads , sewers, servicing facilities and car parking; b. improvements to cycling, walking and passenger transport facilities and services; c. off-site flood protection or mitigation measures, including sustainable drainage systems (SUDS); d. affordable housing; e. educational facilities; f. open space, 'green grid', recreational, sport or other community development and environmental enhancements, including the provision of public art where appropriate; g. any other works, measures or actions required as a consequence of the proposed development; and h. appropriate on-going maintenance requirements. The Borough Council will require 'Appropriate Assessment' where development may adversely affect national, European and international nature conservation designations.	The Borough Council will enter into planning obligations with the applicant to secure the provision of affordable housing, education contributions, Scheduled Monument contributions, Continuity of Stadium and Training Pitch Provision, Amenity Space and Management Plan, Car Club provision, Travel Packs, Public Art provision, Community Fund contribution, Play Facility Contribution, employment and skills contributions and obligations, RAMS contribution, highways works and legal and monitoring fees. An HRA Appropriate Assessment has been undertaken on behalf of the Council to address the development's impact on European Protected Sites.	Compliant
<b>SSBC Core Strategy</b>	<b>CP1 Employment Generating Development</b>	Provision is made for 13,000 net additional jobs by 2021 and 2,750 of which in PUAs. The creation and retention of a wide range of jobs, educational and re-skilling opportunities. Development will be expected to: enhance the town's role as a cultural and intellectual hub, a higher education centre of excellence, visitor destination and cultural centre; improve	The development proposes the creation of 1,352 jobs (including 515 net new jobs in addition to those relocated) through the new stadium, hotel and conference facilities, including 136 FTE football club associated jobs and 250 match day jobs. Also 148 annual Full Time Equivalent (FTE) construction jobs will be created	Compliant

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
		opportunities for small and medium enterprises especially those reflecting the vision and strategy for Essex Thames Gateway, including sports, culture, leisure and tourism; support the town's regional potential to develop as a Hotel and Conference Resort; improve the vitality and viability of Southend town centre.	over the duration of the seven-year construction period. Employment and skills contributions will be secured through the S106 Agreement. A major part of the development comprises the new Hotel and Conference facilities, which will contribute to Southend's target to develop as a Hotel and Conference resort and improve its sports offer opportunities.	
<b>SSBC Core Strategy</b>	<b>CP3 Transport and Accessibility</b>	Improvements to transport infrastructure and services will be sought in partnership to secure a 'step change' in provision to achieve a modern integrated transport system necessary to unlock key development sites and to secure the sustainable jobs led regeneration and growth of Southend. Achieved by: improving accessibility to key development opportunity sites; widening travel choice particularly by car share, rail, bus, cycling and walking; 'park and ride' schemes; improving road safety, quality of life and equality of access for all. Development proposals will be required to contribute to the implementation of the above transport improvements. Higher density development and/or proposals which would generate large traffic movements or which are of sub-regional importance, will be directed to those areas well served by a range of transport modes and in particular to areas close to the Southend Regional Transport Node. All development will need to reduce sole reliance on the car.	The scheme will improve pedestrian and cycle links and routes to public transport nodes. It will enhance bus services and provide two new bus stops. The development's impact on the highway network will be mitigated by various junction improvement and signalisation measures including on Sutton Road/ Eastern Avenue, Royal Artillery Way/ Eastern Avenue and Cuckoo Corner. It will provide secure and covered cycle parking, wayfinding signage throughout the site, controlled crossings of Eastern Avenue and Fossetts Way and a new section of cycleway along Eastern avenue. Ten Car Club spaces will be provided on-street within the outline area. Accessible parking of sufficient quantity is also provided. The development will promote through the Travel Plan, secured by planning condition, the sustainable modes of transport, walking and cycling.	Compliant

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
<b>SSBC Core Strategy</b>	<b>CP4 Environment and Urban Renaissance</b>	Development proposals will be expected to contribute to the creation of a high quality, sustainable urban environment which enhances and complements the natural and built assets of Southend. Achieved by: innovative design and excellence, places of distinction and sense of place; maximising the use of previously developed land; sustainable and renewable resources in the construction; quality in the public realm; respecting the scale and nature of existing development; creating permeable and accessible development and spaces; safeguarding heritage; protecting and enhancing nature; maintaining the open character of the Green Belt.	The new Stadium has been designed as a new landmark with innovative and high design standards. All other buildings within the development are of high quality and appropriate design. The outline part of the development proposes a minimum of 0.75ha of public open space and minimum 0.73ha of public realm, including the north-south linear park connecting Eastern Avenue with Jones Memorial. The detailed element proposes a Stadium plaza connecting the new Supporters Way surrounded by active ground floor uses. Supporters Way, the Stadium Plaza and the linear park will create a strong sense of place and accessible public space for the wider community. The design of the residential components at the edges of the site, reduce in scale to respect the local context. To safeguard the neighbouring Scheduled Monument, the outline scheme's design has been amended to respect its setting and a Management Plan has been secured. The development will comply with the Council's 2 for 1 tree replacement guidance. The development's impact on ecology will be mitigated through appropriate planning conditions. To mitigate its impact on European Protected Sites a RAMS contribution is secured. The development contains two areas of designated Green Belt land (the area of the residential development and	Partly Compliant  Loss of Green Belt land, protected green space and adverse visual impact on surrounding area

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
			<p>the Soccer Domes). Therefore, 'any other harm' against the wider benefits of the development will be considered. Due to the inevitable scale of the development it will result in a negative visual impact on the nearby Crematorium and memorial gardens and the surrounding residential, road network and open spaces.</p>	
<p><b>SSBC Core Strategy</b></p>	<p><b>CP6 Community infrastructure</b></p>	<p>Development proposals must mitigate their impact on community infrastructure by contributing appropriately to services and facilities that would be adversely affected. New development should demonstrate that it will not jeopardise the Borough's ability to improve the education attainment, health and well being of local residents and visitors to Southend. Achieved by: providing for health and social care facilities; supporting improvements to existing, and the provision of new, facilities to support the needs of education, skills and lifelong learning strategies; safeguarding existing and providing for new leisure, cultural, recreation and community facilities; ensuring access and safety concerns are resolved within all new development.</p>	<p>The development will generate increased pressure on local education, open space, sport and recreation and healthcare facilities. Education contributions are secured via S106. Its sport and healthcare impact may be addressed through the significant CIL contributions it will provide. The scheme proposes significant public open space while sport provision will be offered through the new Community Dome, available for use by SUCET's programmes and the wider community. A new centre of 890sqm for SUCET will be housed at the ground floor of the Fan Plaza residential and enable it to expand its offer. Also minimum 17,000sqm of podium space will be provided at the outline residential element that can be used as resident amenity space along with equipped play areas. Through the proposed Scheduled Monument Management Plan, the site will be opened up for use as an amenity space for the new residents.</p>	<p>Compliant</p>

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
<b>SSBC Core Strategy</b>	<b>CP7 Sport, Recreation and Green Space</b>	<p>The Borough Council will bring forward proposals that contribute to sports, recreation and green space facilities within the Borough for the benefit of local residents and visitors. Achieved by: optimising the potential for sports excellence; supporting the development of new green spaces. All existing and proposed sport and recreation facilities will be safeguarded from loss or displacement to other uses, except where it can clearly be demonstrated that alternative facilities of a higher standard are being provided in at least an equally convenient and accessible location to serve the same local community, and there would be no loss of amenity or environmental quality to that community. Any alternative facilities provided in accordance with the above considerations will be required to be provided and available for use before existing facilities are lost. The displacement of existing and proposed facilities from within the built-up area into the adjacent countryside, so as to provide further land for urban development, will not be permitted. All new housing development should contribute to the provision of additional sport, recreation and green space facilities to a level at least commensurate with the additional population generated by that development. In relation to any major new area of housing development, direct provision within and as an integral part of the development may be sought, where this would provide at least 2.5 hectares of additional public open space, playing pitches and ancillary facilities, laid out as a local or neighbourhood park.</p>	<p>The outline part of the development proposes a minimum of 0.75ha of public open space and minimum 0.73ha of public realm, including the north-south linear park connecting Eastern Avenue with Jones Memorial, minimum 17,000sqm of podium space that can be used as resident amenity space along with equipped play areas. A high quality new Community Dome available for SUCET's programmes and for wider community use will be provided as part of the development and managed by a Community Use Agreement. The new Stadium will become available for use, prior to the demolition of the existing stadium at Roots Hall, to ensure continuity of its provision. The new Stadium will be of higher capacity and superior quality. S106 contributions are sought for the mitigation of the development's recreational impact on the adjacent Jones Memorial Ground and playground, and RAMS contributions towards mitigation on the European Protected Sites.</p>	<p>Partly Compliant</p> <p>Loss of protected green space</p>

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
<b>SSBC Core Strategy</b>	<b>CP8 Dwelling Provision</b>	Provision is made for 3,150 net additional dwellings between 2011 and 2021, of which 1,000 in the town centre. Residential development proposals will be expected to contribute to local housing needs, including affordable and special needs provision, and the sustainable use of land and resources. The Council will: require the provision of not less than 80% of residential development on previously developed land; all residential proposals of 50 dwellings or 2 hectares or more make an affordable housing or key worker provision of not less than 30% of the total number of units on the site; support and require a vibrant mix of employment, residential and community uses on larger sites, to support greater economic and social diversity and sustainable transport principles.	The development proposes 1,461 new dwellings with 30% affordable provision. The development satisfies all the minimum requirements of the Nationally Described Space Standards and meet the accessibility requirements of Policy DM8, which deliver a substantial improvement in residential quality for residents. It will also create an additional 1,352 direct new jobs through the new stadium, hotel and conference facilities. A community space of minimum 280sqm is secured for the outline residential area as well as minimum 1,609sqm of use class E floorspace.	Compliant

**Table 2: Analysis of the proposal's compliance with the Development Management Document (2015)**

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
<b>SSBC Development Management</b>	<b>DM1 Design Quality</b>	The Council will support good quality, innovative design that contributes positively to the creation of successful places. All developments should draw reference from the design principles set out in the Design and Townscape Guide SPD, where applicable, and where a Design and Access Statement is required demonstrate how this guidance has been addressed to achieve high quality, sustainable design. All development should: Add to the overall quality of the area and respect the character of the site, its local context;	The proposed design responds appropriately to context and has been refined post submission in combination with the Council and other stakeholders. It is recognised that the application makes a good offer of public open spaces, good pedestrian links within the site and to nearby sites and overall provides a positive layout. Stadium's design has been assessed to be of high quality overall, with good quality materials and	Partly Compliant  Adverse visual impact on surrounding area

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
		Provide appropriate detailing to enhance the distinctiveness of place; Contribute positively to the space between buildings and their relationship to the public realm; Protect the amenity of the site, immediate neighbours, and surrounding area; Provide a layout that takes account of all potential users; Address security issues.	detailing, signage and lighting being conditioned to complement the final scheme. The Parameter Plans for the outline area have also been formulated from a clear understanding of the site and surrounding area. Designing Out Crime is a key design consideration. Due to the inevitable scale of the development it will result in a negative visual impact on the nearby Crematorium and memorial gardens and the surrounding residential, road network and open spaces.	
<b>SSBC Development Management</b>	<b>DM2 Low Carbon Development and Efficient Use of Resources</b>	To ensure the delivery of sustainable development, all development proposals should contribute to minimising energy demand and carbon dioxide emissions in accordance with the energy hierarchy and address the following: Applying passive and energy efficient design measures; Prioritising the use of sustainably sourced material, and adopting sustainable construction methods; Where viable and feasible, achieving a minimum Code for Sustainable Homes Level or achieving a BREEAM 'very good' rating; Water efficient design measures that limit internal water consumption to 105 litres per person per day (lpd); Urban greening measures and promoting biodiversity from the beginning of the design process.	Alternative measures have been proposed to offset energy demand of the development by 10% through onsite renewable sources. Non-residential buildings will be expected to achieve BREEAM rating 'Very Good'. Internal water use will be minimised to <105 litres/person/day through water efficient fittings, appliances and water recycling systems. A Biodiversity Net Gain of minimum 10% is secured by planning condition, as well as a Biodiversity Mitigation and Enhancement Strategy.	Compliant
<b>SSBC Development Management</b>	<b>DM3 The Efficient and Effective</b>	The Council will seek to support development that is well designed and that seeks to optimise the use of land in a sustainable manner that responds positively to local context and does not lead to over-intensification, which would result in undue	The development provides a significant amount of new housing (1,461 units), Stadium, hotel and conference facilities, two Soccer Domes and substantial open spaces within the site. It responds	Compliant

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
	<b>Use of Land</b>	stress on local services, and infrastructure, including transport capacity.	relatively positively to its local context, protecting amenity. Parking for all dwellings will provided on site, eliminating the possibility of overspill parking on local streets. Provision for sustainable transport links has been made.	
<b>SSBC Development Management</b>	<b>DM4 Tall and Large Buildings</b>	Tall and large buildings are by definition substantially taller and out of scale with the prevailing built form of the surrounding area and/or have a significant impact on the skyline. Tall buildings will only be permitted in appropriate locations in the Southend Central Area and will only be considered outside this area in exceptional circumstances, where it can be demonstrated that it would not be incongruous with the character and function of the area. Where they are located in areas whose character, function and appearance would not be harmed by the scale, mass or bulk of a tall or large building; the proposed development individually or as a group, form a distinctive landmark that emphasises a point of visual significance and enhances the skyline and image of Southend; incorporating the highest standards of architecture and materials; the latest regulations and planning policies for minimising energy use and reducing carbon emissions over the lifetime of the development are exceeded, where viable and feasible; Ground floor activities provide a positive relationship to the surrounding streets; located in a sustainable area with frequent public transport links, and where local services are accessible by foot and bicycle.	The plan proposes the concentration of height to the centre of the site and stepping down to the edges given the sensitivity of the Scheduled Monument and the Cemetery on the east and west boundaries. The Stadium building itself is a simple design with intermittent openings and can achieve the high quality expected for this type and scale of development. The scheme will provide a comprehensive new landmark quarter for the town, and its effect is noted as a positive effect on the townscape character. The Fan Plaza and parts of the outline residential scheme will have active ground floor uses and it will help ensure these spaces are vibrant. Due to the inevitable scale of the development it will result in a negative visual impact on the nearby Crematorium and memorial gardens and the surrounding residential, road network and open spaces.	Partly Compliant  Adverse visual impact on surrounding area

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
<b>SSBC Development Management</b>	<b>DM5 Southend-on-Sea's Historic Environment</b>	All development proposals that affect a heritage asset will be required to include an assessment of its significance, and to conserve and enhance its historic and architectural character, setting and townscape value.	The development will impact on the adjacent Scheduled Monument. In order to mitigate its impact, the design of the Outline residential neighbourhood has been amended to respect its setting. Also a Management Plan will be secured to appropriately manage its heritage value and improve its legibility and maintenance.	Compliant
<b>SSBC Development Management</b>	<b>DM7 Dwelling Mix, Size and Type</b>	All major residential development is expected to provide a dwelling mix that incorporates a range of dwelling types and bedroom sizes, including family housing where feasible, to reflect the Borough's housing need and housing demand. The Council will promote the mix of dwellings types and sizes, taking account of those outlined in the SHMA, illustrated in Policy Table 2, in all new major residential development proposals. Where a proposal significantly deviates from this mix the reasons must be justified and demonstrated to the Council. Where affordable housing is provided the affordable dwelling mix set out in Policy Table 3 is sought; and an indicative tenure mix of 60:40 between social and/or affordable rented accommodation and intermediate housing is sought respectively. Where it is considered that the affordable housing dwelling mix and/or tenure mix is not appropriate, applicants will be required to justify to the satisfaction of the Council, a more appropriate mix. The Council will take into consideration factors such as the latest available affordable housing evidence, the site context and viability amongst other things.	The proposed development will accommodate a range of dwellings on the site, including flats and duplex/maisonettes. This, together with the provision of 19% 3-bed dwellings in the full and 30% of 3-bed and 4% of 4-bed dwellings in the outline application, will broaden the housing mix within the site and improve housing choices for the community. It is considered to be suitably responsive and appropriate in the nature and circumstances of this case. The development will satisfy all the minimum requirements of the Nationally Described Space Standards, meet the requirements of Policy DM8 and deliver a substantial improvement in residential quality for residents.	Compliant

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
SSBC Development Management	DM8 Residential Standards	The internal environment of all new dwellings must be high quality and flexible to meet the changing needs of residents. To achieve this all new dwellings should: Provide convenient, useable and effective room layouts; Meet, if not exceed, the residential space standards set out in Policy Table 4 and meet the requirements of residential bedroom and amenity standards set out in Policy Table 5; Meet the Lifetime Homes Standards, unless it can be clearly demonstrated that it is not viable and feasible to do so; Ensure that at least 10% of new dwellings on major development sites are wheelchair accessible, or easily adaptable; Make provision for usable private outdoor amenity space for the enjoyment of intended occupiers (balconies/semiprivate amenity space for flats).	The development will satisfy all the minimum requirements of the Nationally Described Space Standards, 10% of all new dwellings must be built as adaptable standard for wheelchair users to meet Building Regulation M4(3) and the remaining 90% to meet the M4(2) accessibility standard. A planning condition will be secured requiring all homes to be provided with private amenity space of not less than 5sq.m and not less than 1.5m deep.	Compliant
SSBC Development Management	DM10 Employment Sectors	Development that contributes to the promotion of sustainable economic growth by increasing the capacity and quality of employment land, floorspace, and jobs will be encouraged.	The development proposes the creation of 1,352 jobs (including 515 net new jobs in addition to those relocated) through the new stadium, hotel and conference facilities, including 136 FTE football club associated jobs and 250 match day jobs. Also 148 annual Full Time Equivalent (FTE) construction jobs will be created over the duration of the seven-year construction period. Employment and skills contributions will be secured through the S106 Agreement.	Compliant
SSBC Development	DM12 Visitor Accom	New visitor accommodation will be focused within the Southend Central Area, London Southend Airport area and at locations with good access and a clear and strong relationship with the	The development is located close to London Southend Airport. The co-location of the hotel and conference facilities and the Stadium is reasonable in terms of	Compliant

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
<b>Management</b>	<b>modation</b>	Seafront (the 'Key Areas'). Proposals must relate well to strategic routes and the distributor road network, have good public transport accessibility, and meet the requirements of other relevant planning policies.	sustainability and effective use of land, as the hotel is intrinsic to the Stadium and its hospitality offer, integrated within it instead of a stand-alone provision. The scheme proposes enhanced bus services and two new bus stops. Given the nature of movements associated with the use of the Stadium, a Matchday Travel Management Strategy will also be agreed to assist with the management of supporters.	
<b>SSBC Development Management</b>	<b>DM15 Sustainable Transport Management</b>	Development will be allowed where there is, or it can be demonstrated that there will be, physical and environmental capacity to accommodate the type and amount of traffic generated in a safe and sustainable manner. For developments that generate significant amounts of movement, a supporting Transport Statement or Transport Assessment should be provided. Access to the proposed development and any traffic generated must not unreasonably harm the surroundings, including the amenity of neighbouring properties and/or the public rights of way. To prioritise and promote viable alternatives to private vehicle use development proposals must prioritise the needs of pedestrians, including disabled persons and those with impaired mobility and cyclists, including safe, secure and covered on-site cycle parking and where appropriate changing facilities, creating safe and secure layouts that minimise conflicts with traffic and avoid street clutter and barriers to movement; The provision of facilities for charging electric vehicles and other ultra-low emission vehicles will be encouraged wherever	A key aspect of the scheme has been the focus on connectivity and permeability through the site for pedestrians and cyclists, in order to strengthen the linkages between individual land uses and to adjacent destinations. A Transport Assessment has been prepared. The impact of the development on highways has been demonstrated to be able to be mitigated through the proposed junction and signalisation improvements. The proposals include policy compliant levels of cycle and car parking, including direct and passive provision for Electric vehicle charging points. This car parking ratio, in combination with the introduction of the improved bus services, pedestrian and cycle accesses and matchday/event CPZ area, is acceptable. A Travel Plan will be secured to enforce sustainable travel strategies for the site.	Compliant

Policy Doc	Policy	Key Requirements	Comment	Compliant/Non Compliant
		<p>practical and feasible. All major development proposals must incorporate and include provision for: safe, convenient and legible access to public transport for pedestrians and cyclists, and appropriate 'smarter choice' measures to reduce dependency on vehicles such as Travel Plans (Personal, Workplace and School), car clubs etc. and servicing and emergency vehicles. All development should meet the parking standards (including cycle parking) set out in Appendix 6. Residential vehicle parking standards may be applied flexibly where it can be demonstrated that the development is proposed in a sustainable location with frequent and extensive links to public transport and/ or where the rigid application of these standards would have a clear detrimental impact on local character and context. Reliance upon on-street parking will only be considered appropriate where it can be demonstrated by the applicant that there is on-street parking capacity.</p>		