

ADDENDUM TO PLANNING AND DESIGN BRIEF

- 1.1.1 Following Second Stage Deposit, further amendments have been made to the Local Plan Review and were adopted by the General Assembly of the Council on 26 April 2004.
- 1.1.2 When reading the Former West Hill Hospital Site: Planning and Design Brief you should be aware of how the amendments to the Local Plan Review impact upon the Brief:
- Paragraphs 1.1.1, 5.2.1 and 5.3.2 of the Brief refer to an indicative estimated capacity of 287 dwellings. All references to an indicative estimated capacity of 287 dwellings are replaced by 200 dwellings.
 - The school provision in paragraph 5.3.2 has also been calculated on the basis of an indicative estimated capacity of 287 dwellings. School provision should be recalculated on the basis of individual proposals coming forward, based upon the exact mix of housing units to be provided on-site.
- 1.1.3 Paragraph 3.3.2 lists the four policies in the Local Plan Review that make specific reference to the former West Hill Hospital site. As a result of the amendments, policies H1(38) and H2d have been changed, although for convenient reference all four policies are set out below:

- Policy DD3 Walkable Neighbourhoods

This policy says that development proposals at West Hill will only be permitted if they incorporate the principles and characteristics of a walkable neighbourhood. Proposals should:

- a) provide a mix of housing types and tenures, including affordable housing, to meet local housing needs;
- b) seek to build sustainable communities by ensuring access to facilities (shopping, educational, community and recreational) of a range and scale compatible with the development. Where necessary, new facilities will have to be provided on site;
- c) provide local and accessible employment opportunities;
- d) provide open spaces and links which can be subsumed into the Green Grid network;
- e) maximise the potential for public transport provision, walking and cycling; and
- f) incorporate a design that is based around pedestrian priority to access and movement and which enhances local character and distinctiveness.

Applications should be based on a planning brief agreed with the planning authority.

- Policy H1(38) Housing Provision

This policy allocates the site for housing, (with an indicative estimated capacity of 200 dwellings).

- Policy H2d West Hill Hospital

This policy safeguards West Hill Hospital for residential development. Development proposals will only be permitted if the following criteria are met:

- a) the residential layout should be designed to be close knit in character;
- b) a comprehensive scheme should be prepared for the whole site – piecemeal development will not be permitted;
- c) no retail element shall be included;
- d) the layout and design should respect both the Town Centre Conservation Area and the amenity of surrounding residential areas: housing on the King Edward Avenue frontage should be executive style;
- e) reduced parking standards appropriate to a Town Centre location will apply (see chapter 5);
- f) the improvement or relocation of the existing hospital access off West Hill, and an improvement to the junction of King Edward Avenue and West Hill;
- g) vehicular access to the site will not generate adverse traffic management, road safety or amenity problems in surrounding residential roads; and
- h) the improvement of pedestrian accessibility to public transport and the incorporation of pedestrian links into, out of, and within the site.

- Policy H16 Affordable Urban Housing

This policy requires 30% affordable housing on the site.