

	The Development Strategies shall each: (taken from conditional Development Agreement)
1	Include a Budget setting out categories of estimated expenditure with maximum sums of expenditure for each category
2	Be consistent with any estate management strategy settled between the parties
3	Include the indicative mix of all units in each of the Waterfront Central and Waterfront East Developments
4	Include a Site Assembly Strategy for each of the Waterfront Central and Waterfront East Developments
5	Include the indicative location of any Affordable Housing necessary on either site that complies with housing requirements of the Authority
6	Include the proposed Transport Strategy
7	Include the proposed layout of any recreational facilities, Public Realm works, and landscaping proposals and open areas for each site
8	Include the siting of any energy system and indicative linkages of the common services to and from it in favour of any adjoining land
9	Show the massing of buildings indicating height, width, depth and active frontage
10	Include details of any phasing requirements for development
11	Include a public consultation strategy in relation to each site
	Also:
12	To comply with any appropriate sustainability standards that may apply to the developments e.g. as required by the code for sustainable homes or building regulations and the requirement for the Building Research Establishment and Environmental Asset Methodology (BREEAM) measured to a standard of “Excellent” or such other standard as is reasonably required by the council for the purpose of any commercial and/or retail elements together with obtaining an EPC certificate.
<b>A</b>	<b>The Central Development Strategy shall also include:</b>
1	Waterfront Central Appraisal
2	Waterfront Central Development Plans
3	Design to RIBA Stage [2] [A planning application is typically made at RIBA Stage 3]
4	An overview of the scheme in relation to the proposed Central Core Elements ie how does the scheme compare to the expected proposed “Base Scheme”
5	A suitable community package which also explains clearly the social value to be derived from the proposal
<b>B</b>	<b>The Eastern Development Strategy shall also include:</b>
1	The proposed Waterfront East Appraisal
2	The proposed Waterfront East Development Plans
3	Design to RIBA Stage [2]
4	A proposal <i>in relation</i> to the Venue Operator and terms for an Agreement for Lease agreed or Heads of Terms agreed
5	Eastern Core elements and Venue Core Elements confirmed
6	<i>A commitment to an agreed professional team and their fees and a budget to proceed to Planning</i>
<b>A/B</b>	<i>Base land values agreed and reported to Committee to ensure proposal remains financially deliverable to allow progress to next, “2<sup>nd</sup>” Condition Stage – working scheme up for planning approval.</i>
