

## North Place & Portland Street

### Council Meeting

10<sup>th</sup> October 2011



## Process

- OJEU framework – competitive dialogue
- 4 bids evaluated down to 2
- Final bidder – Augur Buchler
- Public engagement exercise
- Receipt of final bid including
  1. Scheme designs recognising that this is not a planning application
  2. Financial proposal
  3. Legal structure



Site connections



Aerial View



Trinity Square



Positive coverage



**North Place and Portland Street Car Parks Redevelopment**  
 An exciting scheme to bring new life to the town centre  
 52% in favour  
 45% against  
 3% no preference

Public engagement

### Scheme evolution

- Feedback from planning team and public has influenced design
- Planning team continue to support the overall scheme
- Issues of detail will need to be resolved prior to any planning application

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### What is being delivered?

- 122 housing units (39 houses & 83 apartments) – of which 40% affordable
- Bus node
- 2 Public squares
- Foodstore
- Hotel 102 beds
- Improved linkages with town centre

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### Public concerns

- Amenity impacts on near neighbours
- Impact of foodstore and hotel
- Traffic impact

All of which will be dealt with through the planning process - impact assessment

- Architectural style
- Car parking solution

These are a response to the brief and commercial decisions

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### Other concerns

- Will we meet the Brewery public inquiry requirements?
- What happens during construction?

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### 800 car space requirement

- Brewery development public inquiry outcome
- Target 800 spaces to be maintained in the vicinity
- This will be maintained by provision at
  - North Place 300
  - NCP 365
  - High Street 126
 Total 791

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## What happens during construction?

- Existing capacity  $484 + 329 = 813$  with an occupancy rate of 76% = 618
- Need to utilise existing spare capacity in:-
  1. Grosvenor Terrace c300 spaces
  2. NCP opposite Brewery c120
  3. Beechwood c150
  4. High street 30
  5. St James's 65
- Short term financial loss

## Next Steps

- 14/10/11 consideration of scheme by Development Task Force
- 18/10/11 Cabinet decision
- Potential call-in, followed by OJEU "standstill notice" followed by Award Notice
- Target 16/11/11 exchange of contracts
- 01/02/12 target planning application