









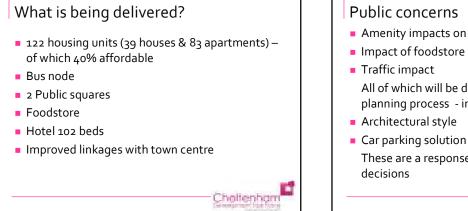


Scheme evolution

- 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

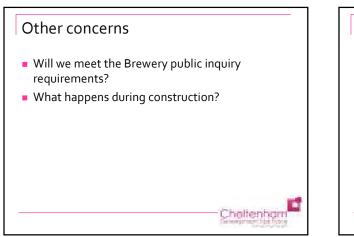
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Public concerns

- Amenity impacts on near neighbours
- Impact of foodstore and hotel
- All of which will be dealt with through the planning process - impact assessment
- These are a response to the brief and commercial





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

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- 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