

# 24/00236/FUL – North Place Car Park

## Proposed works:

Development of car park for 147 dwellinghouses (Class C3) incorporated into a part 4 storey / part 3 storey apartment block and 3 storey townhouses with associated: parking; refuse and recycling storage; sustainability features; landscaping; tree works; open space; biodiversity enhancements; drainage; pedestrian links to adjoining streets; and enhancements to existing vehicle access off North Place.

The application is at committee at the request of Councillor Baker.

Site Location Plan

Northfield Passage

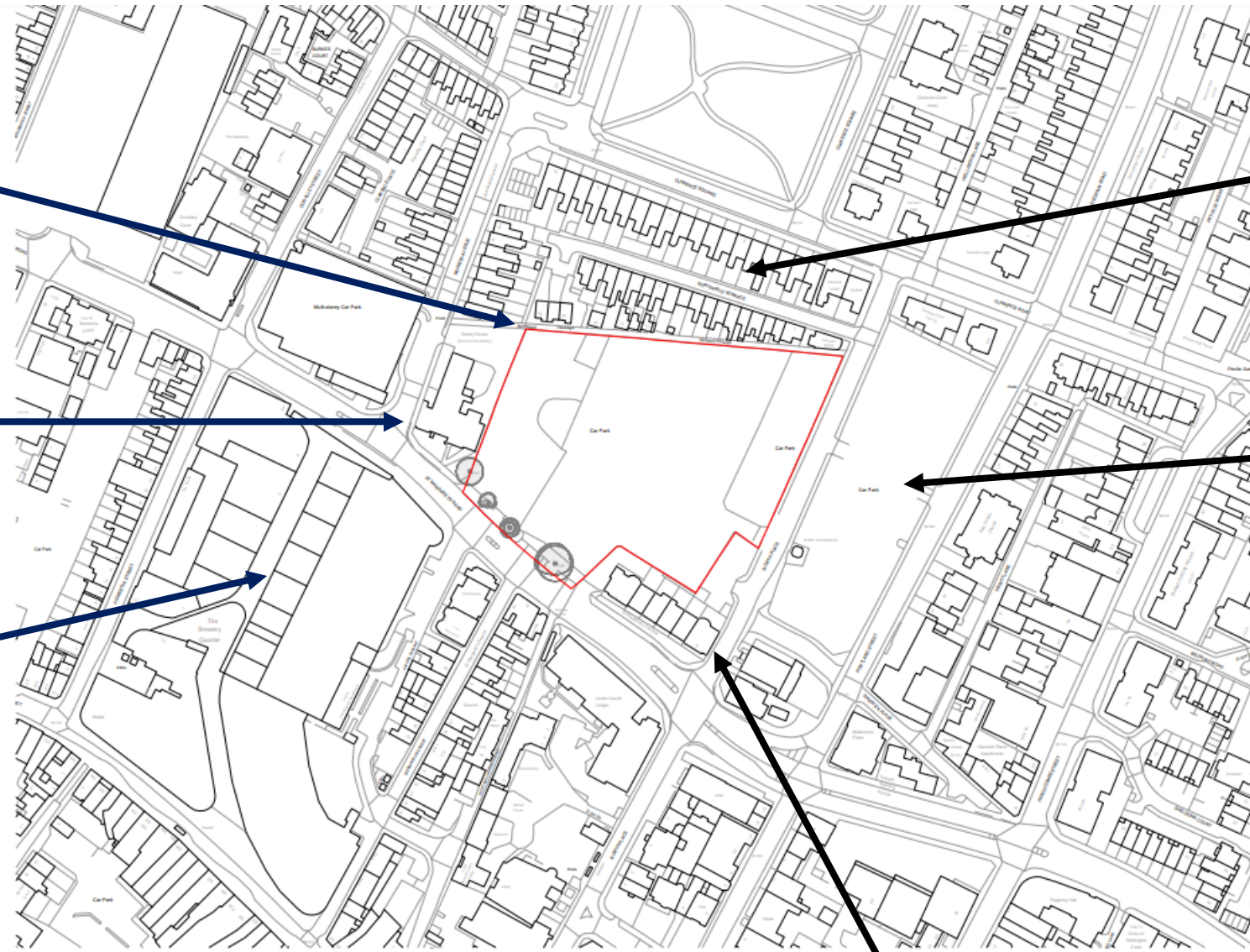
Northfield Terrace

Dowty House

Portland Street  
Car Park

Brewery Quarter

St Margarets Terrace



Google Earth Image





## Site Photos



View of Site from St Margarets Road



## Site Photos



St Margarets Terrace



Rear of St Margarets Terrace



## Site Photos



Photos taken from within car park looking towards Northfield Passage/Northfield Terrace



## Site Photos



Photo of Northfield Passage



Photo taken from Northfield Passage looking towards the rear of St Margarets Terrace



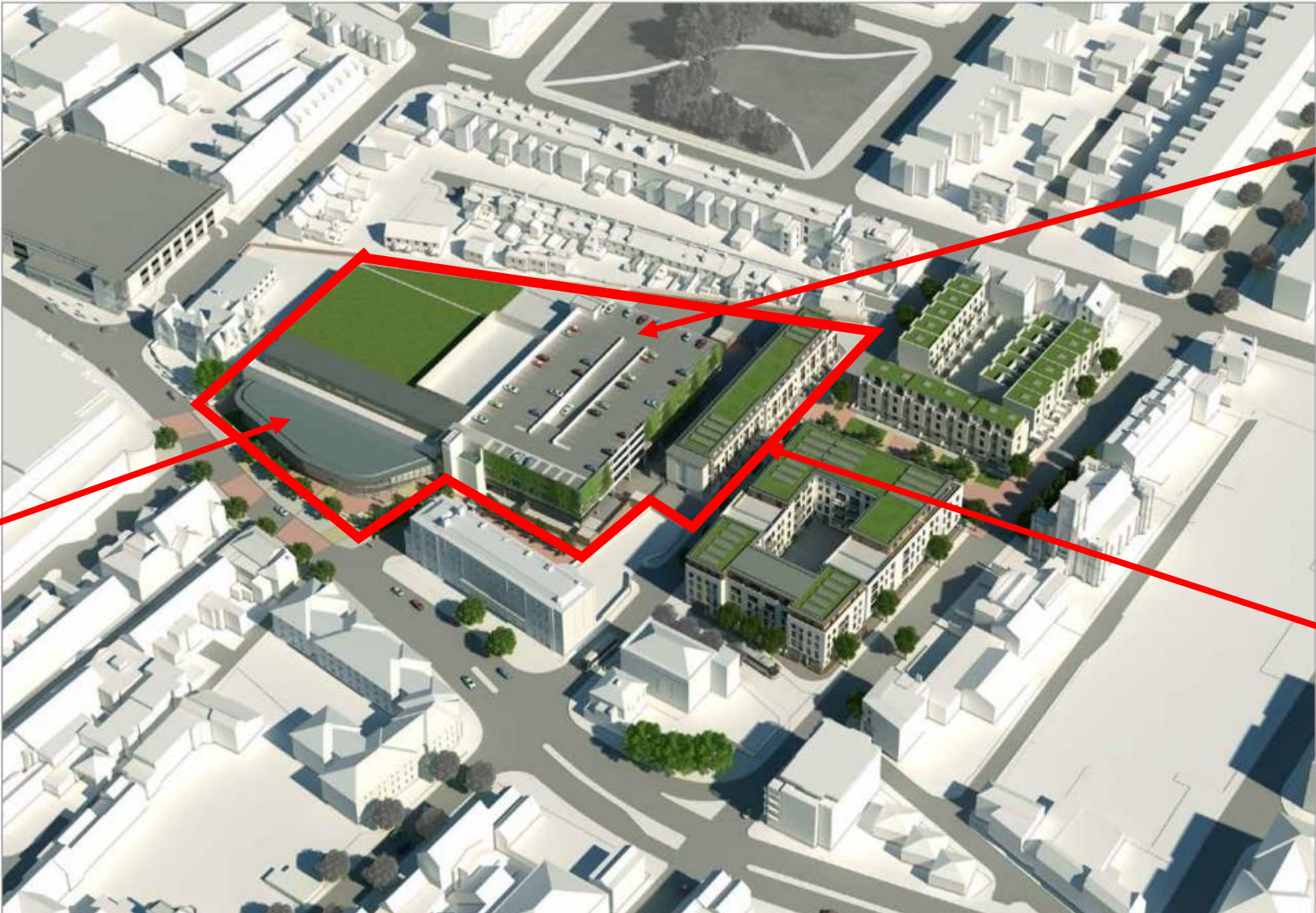
## Site Photos



Properties on Northfield Passage facing application site



Planning History – Previously approved Scheme (2012)



Multi-storey car park

Supermarket

Row of Townhouses

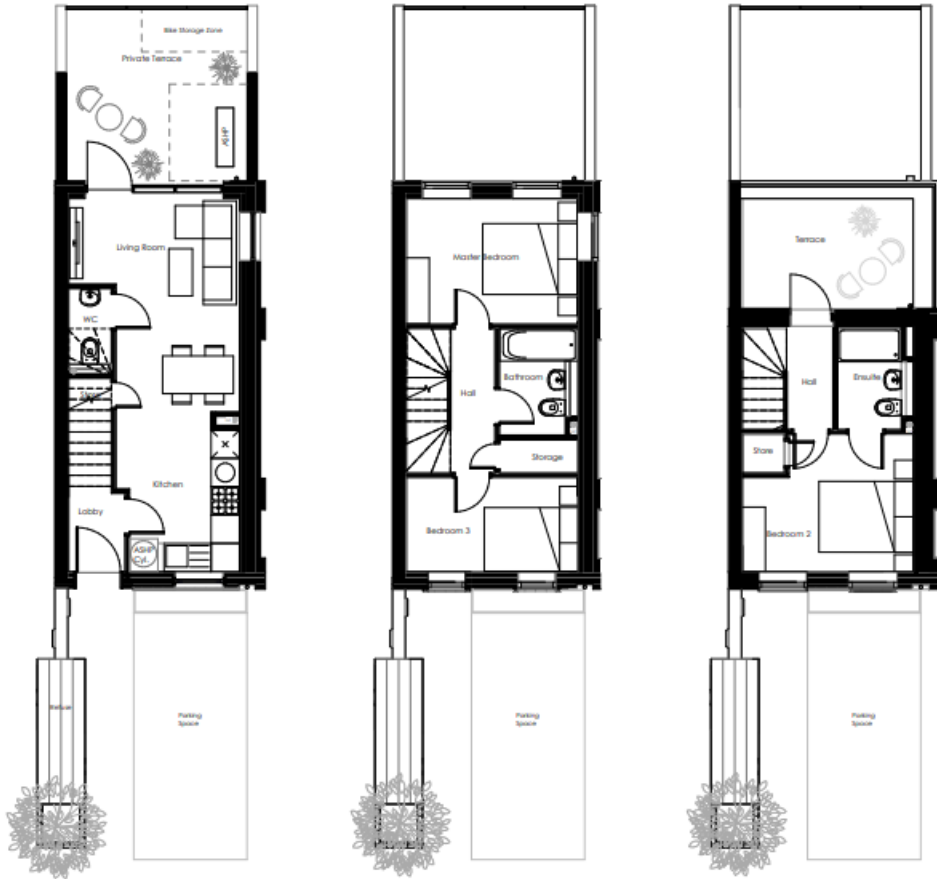


# Proposed Site Layout





# Typical Townhouse Floor plans and elevations

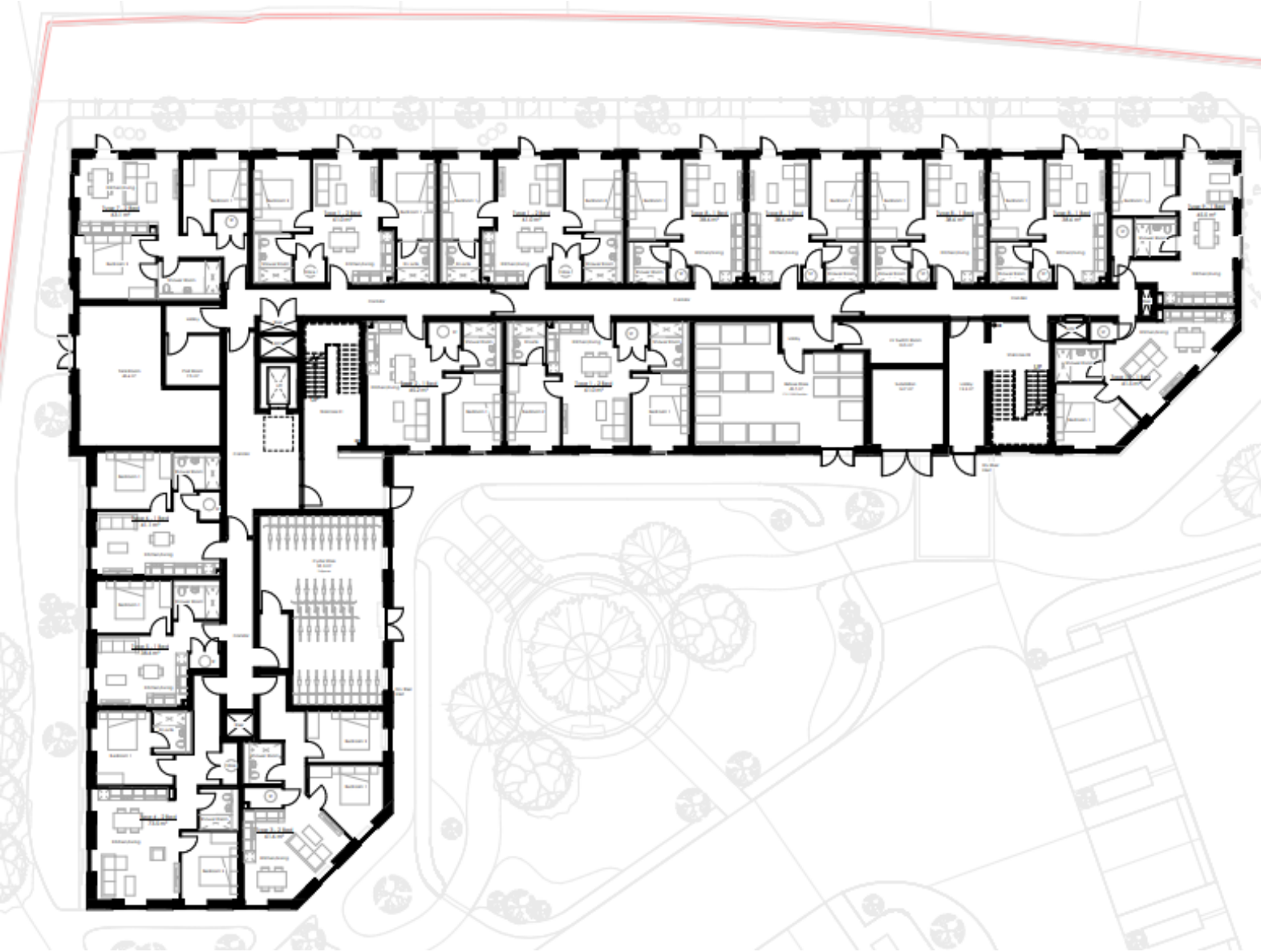


Front Elevation  
1:50



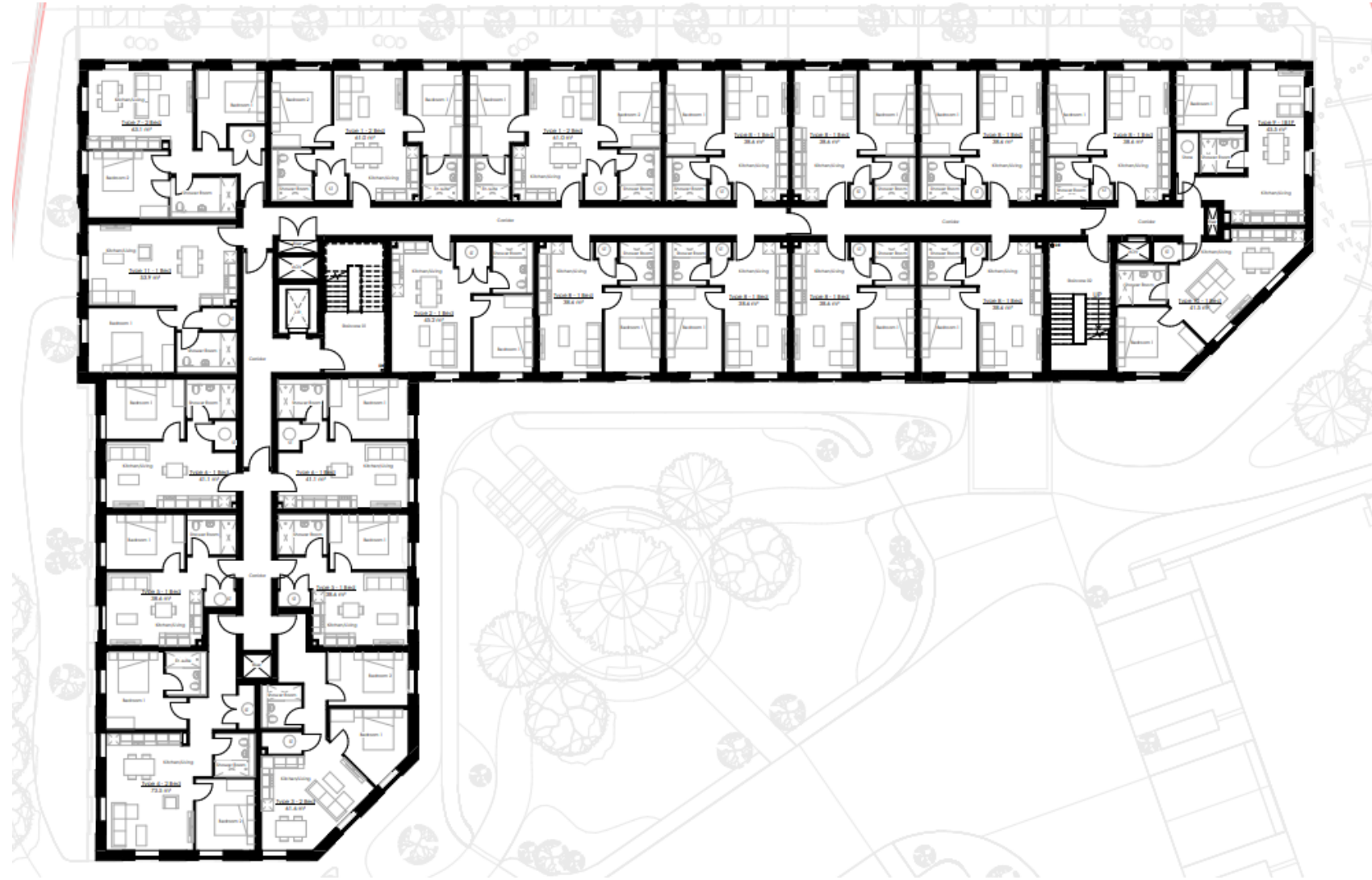
Rear Elevation  
1:50

Apartment Block Ground Floor Plan





# Apartment Block upper floor Plan



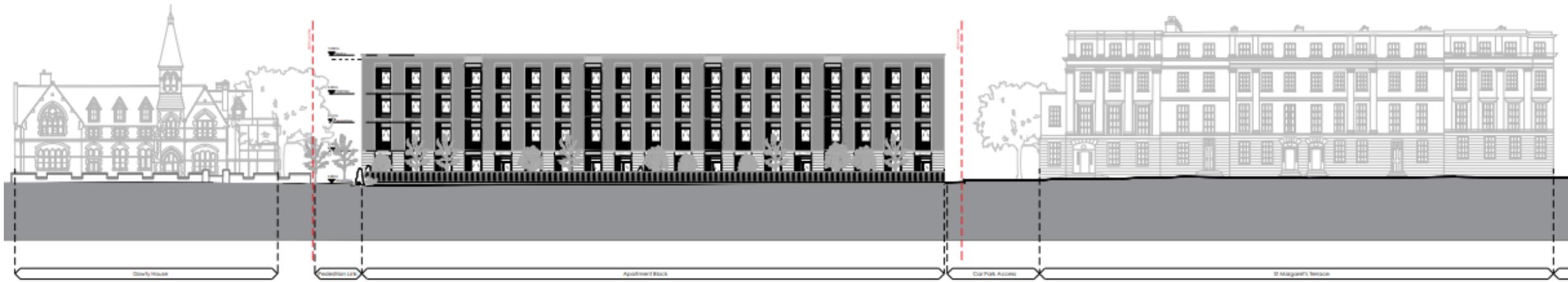
# Apartment Block front elevation



**Elevation B**  
4 - 400



# St Margarets Road Street Scene

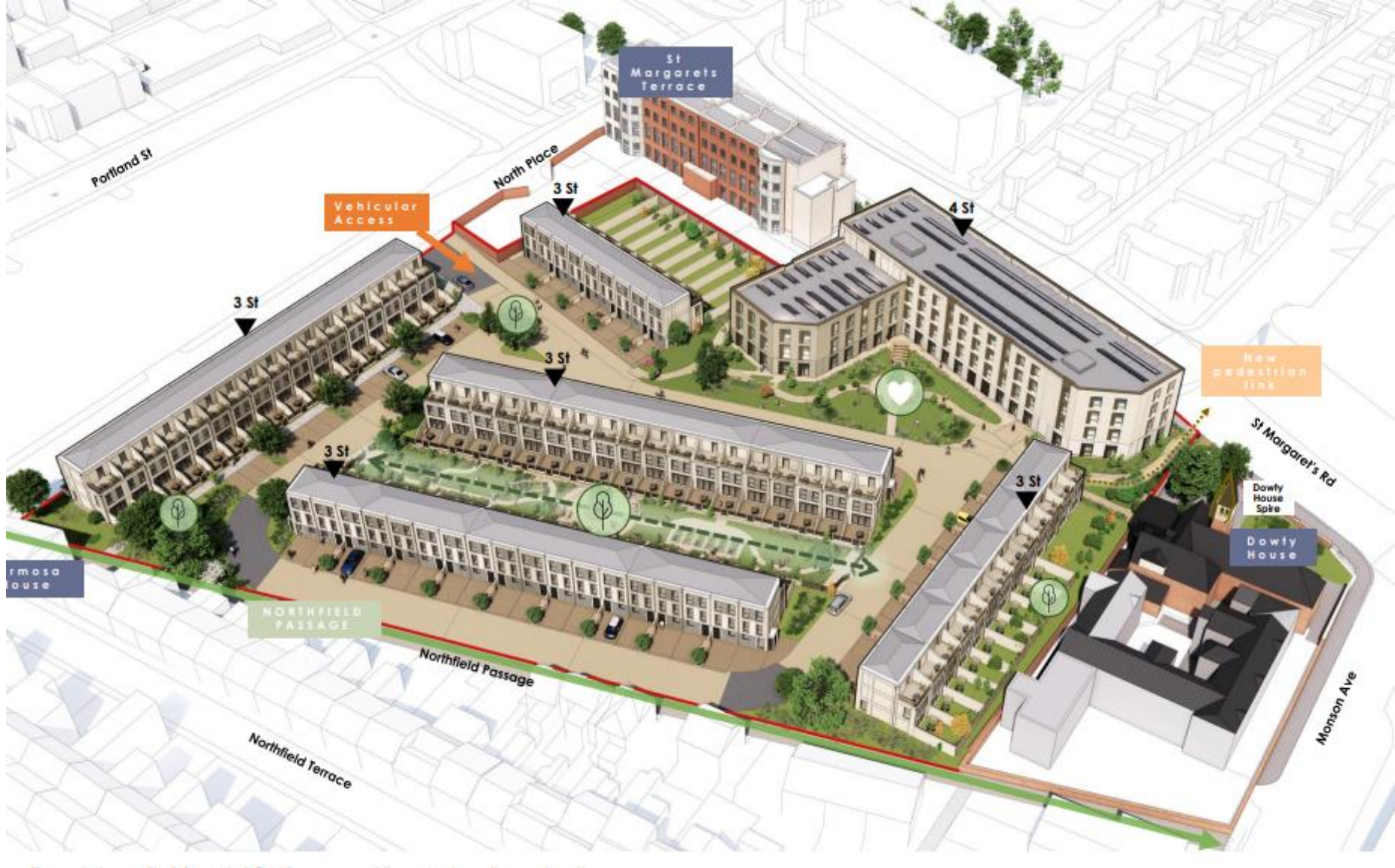


# North Place Street Scene





CGI – proposed site layout







Relationship between Dowty House and Proposed Apartment building

an



Proposed Apartment Building Design Detailing







Relationship between Proposed Apartment building and St Margarets Terrace







Apartment Block - front



Apartment Block – rear





Townhouse design – Front Elevation Central Areas



Townhouse design – Rear Elevation Central Areas



## Townhouse design – End Plots







North Place Elevation – Townhouses



## 6.03 Landscape Design

### Corridor Garden

The character of this space is shaped by a combination of regency and wild/contemporary planting. This contrast between structure and fluidity elevates the Corridor Garden, allowing for residents to intuitively distinguish the separate spaces within.



1



Opportunities for natural play for all ages is provided within the urban woodland such as a log walk and stump trail.

2

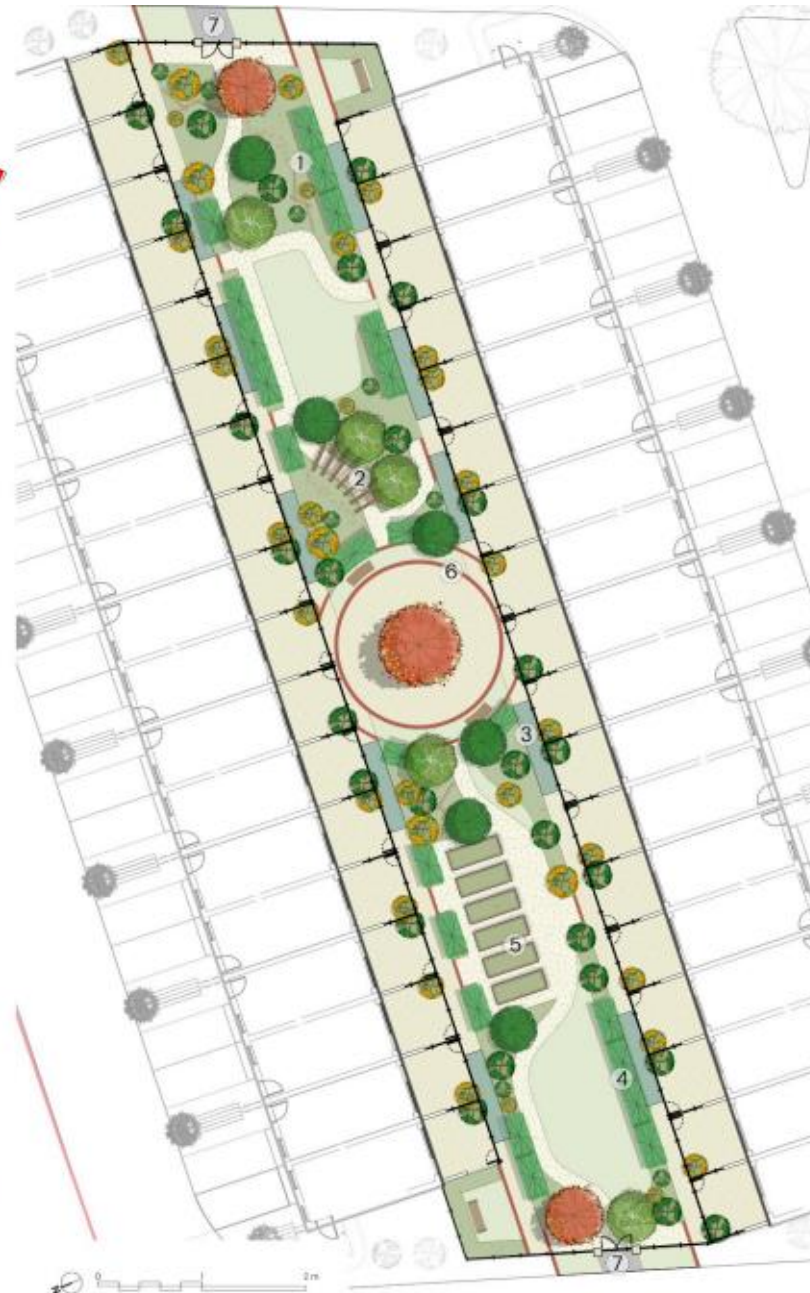


Meandering paths through the woodland inspired native planting create a sense of adventure, contrasting with the formal central square.

3



The lowered Rain Garden Channels create defensible planting between the private plots and shared spaces, whilst alleviating flood risks and surface water run off.



4



Espaliered fruit trees will be used to reinforce the linear character of the corridor garden and the radial character of the central square.

5



The corridor garden has been designed to maximise a space and offer something for everyone, such as, raised garden beds / allotments, creating a sense of community within the development.

6



Linear and radiating circular paving trims act as a boundary feature between the various spaces.

7



Buff brick and Cotswold stone entrance pillars are found alongside metal railings, reinforcing the regency theme whilst elevating the space with a sense of grandeur.



# Key Planning Matters

- Principle of development
- Design
- Layout
- Landscaping
- Sustainability
- Impact on Heritage Assets
- Impact on neighbouring amenity
- Impact on Trees
- Contaminate Land
- Parking and Highway Safety
- Drainage and Flooding
- Ecology
- Affordable Housing
- Developer Contributions
- Impact on The Beechwoods SAC
- BNG

# Planning Balance

The council cannot currently demonstrate a 5-year housing land supply as such Paragraph 11 of the NPPF is relevant to this application. This requires development proposals to be approved without delay, unless a clear reason for refusing development has been identified (NPPF para 11 d) i), or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the scheme when assessed against the NPPF policies as a whole (NPPF para 11) d) ii).

The protected assets referred to in NPPF para 11 d) i) include the setting of the listed buildings and conservation area, for which, no clear reason for refusing the application has been identified.

Consideration is therefore given to NPPF para 11 ) d) ii), requiring any adverse impacts to be weighed against the public benefits of the scheme.

## Benefits:

- Provision of 147 residential units
- Provision of 29 affordable housing units
- Redevelopment of the site
- Provision of POS, ecological and bio-diversity enhancements
- New pedestrian and cycle links to Town Centre and Brewery Quarter

## Harm:

- Loss of a protected tree
- Less than substantial harm to Heritage Assets
- Minor amenity impacts
- Lack of additional infrastructure provision: POS, Local Play Areas, Allotments etc



## Recommendation:

Permit, subject to conditions and S.106 agreements.

### Conditions:

- Time
- Approved plans
- Construction hours
- Air quality impact assessment
- Noise impact assessment
- Piling
- Noise mitigation
- No use of crusher
- Construction method statement
- Contaminated Land
- Hard and soft landscaping
- Tree protection
- Highways – Visibility Splays
- Highways – reinstatement of redundant access
- Residential Travel Plan
- Parking Management Plan

## Recommendation:

Permit, subject to conditions and S.106 agreements.

### Conditions:

- Access and Parking facilities
- Sustainability measures
- ASHP details
- Solar Panel details
- Drainage
- Boundary details
- Design details
- Bin and cycle storage
- Waste and Minerals
- Removal of PD
- Ecology Enhancements
- Ecology - CEMP
- Ecology - External Lighting
- Ecology - HMMP
- Plant details



## S.106 agreements:

### S.106 with CBC:

- Affordable Housing
- Beechwoods SAC Mitigation
- BNG – Significant Gains
- POS Management
- Public Art

### S.106 with GCC:

- Education & Libraries contribution
- Travel Plan (monitoring)