

Stonehouse Business Centre

site planning statement
september 2012



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This Planning Statement provides guidance for the development (or redevelopment) of this site. It does not establish policy, but assists the development process by bringing together key planning and design issues.

Development Context

Site area: 626 sq metres

Ownership: In Private Ownership

Context:

Small and prominent plot situated at the end of two Victorian terraces, adjacent to High Street Primary School. Surrounding buildings are mainly residential comprising of blocks of flats and Victorian terraces.

Existing use: Stonehouse Business Centre

Refer to the Core Strategy and Local Transport Plan for further information on the relevant planning and transport policies and in particular: Policies CS01, CS02 (Design), CS20; the Planning Obligations & Affordable Housing SPD; emerging Sustainable Neighbourhoods Development Plan Document; and the Plymouth Local Transport Plan 3.

Constraints and Opportunities

Land uses:

This site is suited to residential development in the form of flats. It is an opportunity to make a positive use of an underused site, and improve the streetscene. The development could also incorporate an element of commercial (B1) use.

Built Form:

› The site is very prominent and therefore needs to establish positive street frontages to surrounding roads. It should also relate well to the existing building lines of the adjacent Victorian terraces (Waterloo Close and Valletort Place), and High Street.



Car parking and access:

- › Onsite ground floor parking should be provided within the development whilst also ensuring that key frontages are maintained. The number of parking spaces should be in accordance with the parking standards in the Design Guidelines Supplementary Planning Document.
- › Vehicular access should use the existing access from Waterloo Close.
- › Secure cycle parking should be provided.

Specific Site Design Issues:

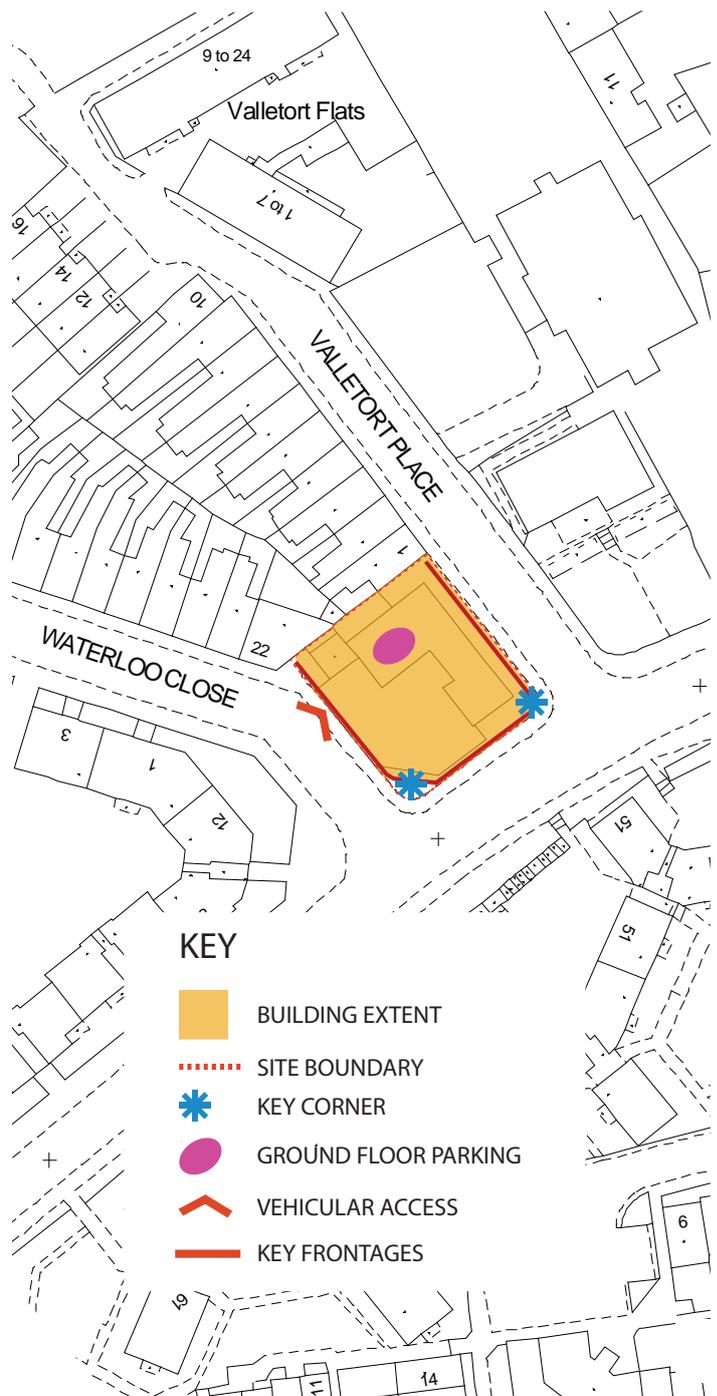
- › The scale and massing of the development should relate well to surrounding buildings, in particular to the adjacent terraces at Waterloo Close and Valletort Place, where it is suggested that the development is stepped down in height.
- › The height of the building should not exceed 4 storeys at its highest point.
- › The design needs to take into account the need to protect the amenities of neighbouring properties such as light, privacy and outlook.

Supporting information required for applications

Information required to validate a planning application is outlined in the Local Validation List and the following will be particularly important:

- › Transport assessment
- › Travel plans (to encourage people to travel sustainably)
- › Extended Phase 1 Ecological Survey
- › Biodiversity Mitigation and Enhancement Strategy providing net gain
- › Heads of Terms for Section 106 Planning Obligations.
- › Demonstration of provision of 15% on-site renewable energy

Site Issues illustrative potential scheme



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The Council is keen to work in partnership with developers to support the delivery of this proposal and we encourage and welcome pre application discussions through our Development Enquiry Service before the submission of planning applications.

Development Enquiry Service

T 01752 304366

W <http://www.plymouth.gov.uk/developmentenquiry>

We can also offer an integrated Planning and Building Control service - at your request Building Control can provide free pre-application advice to ensure Building Regulation compliance is considered as part of the planning process.

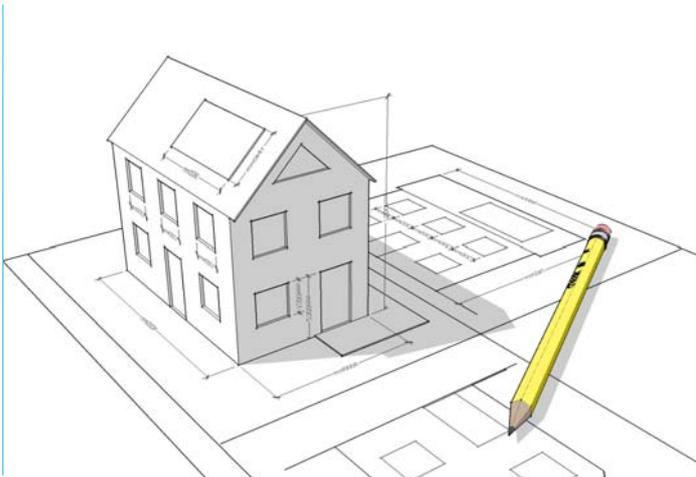
Building Control

T 01752 304343

Contact for further details:

Jeremy Guise, Development Coordinator

E jeremy.guise@plymouth.gov.uk 01752 304480



This document represents informal advice based on readily available information. It does not necessarily address all the issues which may need to be considered during the course of any application and is not legally binding on the Council. It has been prepared taking into account comments previously made at relevant Local Development Framework stages. Developers are strongly encouraged to carry out consultation on emerging schemes prior to the submission of a planning application. There will also be a formal opportunity for people to comment as part of the planning application process. All consultation should be in accordance with the Council's Statement of Community Involvement.