

# Public Document Pack

## Cabinet

Tuesday, 16th December, 2014  
at 4.30 pm

### **PLEASE NOTE TIME OF MEETING**

Council Chamber - Civic Centre

This meeting is open to the public

#### **Members**

Councillor Simon Letts, Leader of the Council  
Councillor Stephen Barnes-Andrews, Cabinet Member for Resources and Leisure  
Councillor Daniel Jeffery, Cabinet Member for Education and Change  
Councillor Mark Chaloner, Cabinet Member for Children's Safeguarding  
Councillor Satvir Kaur, Cabinet Member for Communities  
Councillor Jacqui Rayment, Cabinet Member for Environment and Transport  
Councillor Dave Shields, Cabinet Member for Health and Adult Social Care  
Councillor Warwick Payne, Cabinet Member for Housing and Sustainability

(QUORUM – 4)

#### **Contacts**

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## **BACKGROUND AND RELEVANT INFORMATION**

### **The Role of the Executive**

The Cabinet and individual Cabinet Members make executive decisions relating to services provided by the Council, except for those matters which are reserved for decision by the full Council and planning and licensing matters which are dealt with by specialist regulatory panels.

### **The Forward Plan**

The Forward Plan is published on a monthly basis and provides details of all the key executive decisions to be made in the four month period following its publication. The Forward Plan is available on request or on the Southampton City Council website, [www.southampton.gov.uk](http://www.southampton.gov.uk)

### **Implementation of Decisions**

Any Executive Decision may be “called-in” as part of the Council’s Overview and Scrutiny function for review and scrutiny. The relevant Overview and Scrutiny Panel may ask the Executive to reconsider a decision, but does not have the power to change the decision themselves.

**Mobile Telephones** – Please switch your mobile telephones to silent whilst in the meeting.

### **Use of Social Media**

If, in the Chair’s opinion, a person filming or recording a meeting or taking photographs is interrupting proceedings or causing a disturbance, under the Council’s Standing Orders the person can be ordered to stop their activity, or to leave the meeting

### **Southampton City Council’s Priorities:**

- Jobs for local people
- Prevention and early intervention
- Protecting vulnerable people
- Affordable housing
- Services for all
- City pride
- A sustainable Council

### **Executive Functions**

The specific functions for which the Cabinet and individual Cabinet Members are responsible are contained in Part 3 of the Council’s Constitution. Copies of the Constitution are available on request or from the City Council website, [www.southampton.gov.uk](http://www.southampton.gov.uk)

### **Key Decisions**

A Key Decision is an Executive Decision that is likely to have a significant

- financial impact (£500,000 or more)
- impact on two or more wards
- impact on an identifiable community

Decisions to be discussed or taken that are key

### **Procedure / Public Representations**

Reports for decision by the Cabinet (Part A of the agenda) or by individual Cabinet Members (Part B of the agenda). Interested members of the public may, with the consent of the Cabinet Chair or the individual Cabinet Member as appropriate, make representations thereon.

**Fire Procedure** – In the event of a fire or other emergency, a continuous alarm will sound and you will be advised, by officers of the Council, of what action to take.

**Smoking policy** – The Council operates a no-smoking policy in all civic buildings.

**Access** – Access is available for disabled people. Please contact the Cabinet Administrator who will help to make any necessary arrangements.

### **Municipal Year Dates (Tuesdays)**

<b>2014</b>	<b>2015</b>
17 June	20 January
15 July	10 February*
19 August	17 February
16 September	17 March
21 October	21 April
18 November	
16 December	(* Budget)

## **CONDUCT OF MEETING**

### **TERMS OF REFERENCE**

The terms of reference of the Cabinet, and its Executive Members, are set out in Part 3 of the Council's Constitution.

### **RULES OF PROCEDURE**

The meeting is governed by the Executive Procedure Rules as set out in Part 4 of the Council's Constitution.

### **DISCLOSURE OF INTERESTS**

Members are required to disclose, in accordance with the Members' Code of Conduct, **both** the existence **and** nature of any "Disclosable Pecuniary Interest" or "Other Interest" they may have in relation to matters for consideration on this Agenda.

### **DISCLOSABLE PECUNIARY INTERESTS**

A Member must regard himself or herself as having a Disclosable Pecuniary Interest in any matter that they or their spouse, partner, a person they are living with as husband or wife, or a person with whom they are living as if they were a civil partner in relation to:

(i) Any employment, office, trade, profession or vocation carried on for profit or gain.

(ii) Sponsorship:

Any payment or provision of any other financial benefit (other than from Southampton City Council) made or provided within the relevant period in respect of any expense incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

(iii) Any contract which is made between you / your spouse etc (or a body in which the you / your spouse etc has a beneficial interest) and Southampton City Council under which goods or services are to be provided or works are to be executed, and which has not been fully discharged.

(iv) Any beneficial interest in land which is within the area of Southampton.

(v) Any license (held alone or jointly with others) to occupy land in the area of Southampton for a month or longer.

(vi) Any tenancy where (to your knowledge) the landlord is Southampton City Council and the tenant is a body in which you / your spouse etc has a beneficial interests.

(vii) Any beneficial interest in securities of a body where that body (to your knowledge) has a place of business or land in the area of Southampton, and either:

a) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body, or

b) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you / your spouse etc has a beneficial interest that exceeds one hundredth of the total issued share capital of that class.

### **Other Interests**

A Member must regard himself or herself as having an, 'Other Interest' in any membership of, or occupation of a position of general control or management in:

Any body to which they have been appointed or nominated by Southampton City Council

Any public authority or body exercising functions of a public nature

Any body directed to charitable purposes

Any body whose principal purpose includes the influence of public opinion or policy

### **Principles of Decision Making**

All decisions of the Council will be made in accordance with the following principles:-

### **BUSINESS TO BE DISCUSSED**

Only those items listed on the attached agenda may be considered at this meeting.

### **QUORUM**

The minimum number of appointed Members required to be in attendance to hold the meeting is 3.

- proportionality (i.e. the action must be proportionate to the desired outcome);
- due consultation and the taking of professional advice from officers;
- respect for human rights;
- a presumption in favour of openness, accountability and transparency;
- setting out what options have been considered;
- setting out reasons for the decision; and
- clarity of aims and desired outcomes.

In exercising discretion, the decision maker must:

- understand the law that regulates the decision making power and gives effect to it. The decision-maker must direct itself properly in law;
- take into account all relevant matters (those matters which the law requires the authority as a matter of legal obligation to take into account);
- leave out of account irrelevant considerations;
- act for a proper purpose, exercising its powers for the public good;
- not reach a decision which no authority acting reasonably could reach, (also known as the “rationality” or “taking leave of your senses” principle);
- comply with the rule that local government finance is to be conducted on an annual basis. Save to the extent authorised by Parliament, ‘live now, pay later’ and forward funding are unlawful; and
- act with procedural propriety in accordance with the rules of fairness.

## **AGENDA**

### **1 APOLOGIES**

To receive any apologies.

### **2 DISCLOSURE OF PERSONAL AND PECUNIARY INTERESTS**

In accordance with the Localism Act 2011, and the Council's Code of Conduct, Members to disclose any personal or pecuniary interests in any matter included on the agenda for this meeting.

NOTE: Members are reminded that, where applicable, they must complete the appropriate form recording details of any such interests and hand it to the Democratic Support Officer.

## **EXECUTIVE BUSINESS**

### **3 STATEMENT FROM THE LEADER**

### **4 RECORD OF THE PREVIOUS DECISION MAKING (Pages 1 - 6)**

Record of the decision making held on 18<sup>th</sup> November 2014.

### **5 MATTERS REFERRED BY THE COUNCIL OR BY THE OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE FOR RECONSIDERATION (IF ANY)**

There are no matters referred for reconsideration.

### **6 REPORTS FROM OVERVIEW AND SCRUTINY COMMITTEES (IF ANY)**

There are no items for consideration

### **7 EXECUTIVE APPOINTMENTS**

To deal with any executive appointments, as required.

### **8 QUESTIONS FROM MEMBERS TO CABINET MEMBERS**

To consider any questions to the Executive from Members of the Council submitted on notice.

## **ITEMS FOR DECISION BY CABINET**

**9 CHANGES TO EXISTING REVENUE AND CAPITAL BUDGETS** (Pages 7 - 10)

Report of the Cabinet Member for Resources and Leisure seeking approval for Changes to existing budgets.

**10 TOWNHILL PARK REGENERATION- SCHEME APPROVAL TO DEMOLISH PROPERTIES IN PHASE 1 AND OTHER MATTERS** (Pages 11 - 58)

Report of the Cabinet Member for Housing and Sustainability seeking approval for matters relating to the regeneration of Townhill Park.

**11 EXCLUSION OF THE PRESS AND PUBLIC - CONFIDENTIAL PAPERS INCLUDED IN THE FOLLOWING ITEM**

To move that in accordance with the Council's Constitution, specifically the Access to Information Procedure Rules contained within the Constitution, the press and public be excluded from the meeting in respect of any consideration of the confidential report to the following Item

This report contains information deemed to be exempt from general publication by virtue of category 3 to paragraph 10.4 of the Council's Access to Information Procedure Rules as contained in the constitution. Publication of this information could influence bids for the property which may be to the Councils financial detriment.

**12 SALE OF LONG LEASEHOLD 22 - 28 ABOVE BAR SOUTHAMPTON** (Pages 59 - 62)

Report of the Cabinet Member for Resources and Leisure seeking approval for the sale of a leasehold.

NOTE: This report is submitted for consideration as a general exception under paragraph 15 of the Access to Information procedure Rules in Part 4 of the Council's Constitution, notice having been given to the Chair of Overview and Scrutiny Management Committee.

Monday, 8 December 2014

Head of Legal and Democratic Services

## SOUTHAMPTON CITY COUNCIL EXECUTIVE DECISION MAKING

### RECORD OF THE DECISION MAKING HELD ON 18 NOVEMBER 2014

#### Present:

Councillor Letts	Leader of the Council
Councillor Barnes-Andrews	Cabinet Member for Resources and Leisure
Councillor Jeffery	Cabinet Member for Education and Change
Councillor Chaloner	Cabinet Member for Children's Safeguarding
Councillor Kaur	Cabinet Member for Communities
Councillor Rayment	Cabinet Member for Environment and Transport
Councillor Shields	Cabinet Member for Health and Adult Social Care
Councillor Payne	Cabinet Member for Housing and Sustainability

#### 35. EXECUTIVE APPOINTMENTS

Cabinet agreed to appoint Councillor Letts to the Hampshire and Isle of Wight Police and Crime Alliance.

#### 36. CORPORATE REVENUE MONITORING FOR THE PERIOD TO THE END OF SEPTEMBER 2014

On consideration of the report of the Cabinet Member for Resources, detailing Corporate Revenue Financial Monitoring for the period to the end of the September 2014, Cabinet agreed to

- (i) Note the current General Fund revenue position for 2014/15 as at Month 6 (September), which is a forecast over spend at year end of £0.8M against the budget approved by Council on 12 February 2014, as outlined in paragraph 4.
- (ii) Note that the forecast over spend for portfolios is just over £2.7M after draws from the Risk Fund are taken into account.
- (iii) Note that portfolios plan to take remedial action to manage a number of the corporate and key issues highlighted in this report and that the financial impact is reflected in the forecast position.
- (iv) Note that the Risk Fund includes £3.1M to cover service related risks (following the allocation of £1.3M to portfolios) and that the estimated draw at Month 6 is £1.9M.
- (v) Note that it has been assumed that the contingency balance, which now stands at £242,000, will be fully utilised by the end of 2014/15.
- (vi) Note the performance to date with regard to the delivery of the agreed savings proposals approved for 2014/15 as detailed in Appendix 9.
- (vii) Note the performance against the financial health indicators detailed in Appendix 10.
- (viii) Note the performance outlined in the Quarterly Treasury Management Report attached as Appendix 11.

- (ix) Note the current Housing Revenue Account budget monitoring position for 2014/15, as at Month 6 (September). There is a forecast over spend at year end of £310,000 against the budget approved by Council on 12 February 2014, as outlined in paragraph 31.

37. COURT LEET PRESENTMENTS 2014

DECISION MADE: (Ref: CAB 14/15 13638)

On consideration of the report of the Head of Legal and Democratic Services and having received representations from a member of the public, Cabinet agreed the following:

- (i) that the initial officer responses to the Presentments approved by the Court Leet Jury as set out in Appendix 1 to the report be noted; and
- (ii) that individual Cabinet Members ensure that responses are made to Presenters regarding presentments within their portfolios as appropriate and as soon as practically possible.

38. EXECUTIVE'S COMMITMENTS

DECISION MADE: (Ref: CAB 14/15 13650)

On consideration of the report of the Leader of the Council and having received representations from a Member of the Council, Cabinet agreed that the commitments set out in Appendix 1 be adopted and progress against them be monitored alongside the Council and City Strategies.

39. SAFE CITY AND YOUTH JUSTICE STRATEGIES

DECISION MADE: (Ref: CAB 14/15 12872)

On consideration of the report of the Cabinet Member for Communities, Cabinet agreed the following:

- (i) to delegate authority to the Assistant Chief Executive to agree any final amendments to the Safe City Strategy 2014/17 (Appendix 2) and the Youth Justice Strategic Plan 2014/15 (Appendix 3 and 4) following consultation with the Safe City Partnership, Cabinet Member for Communities and the Council's Management Team.
- (ii) Subject to (i) above, to recommend the Safe City Strategy 2014/17 (Appendix 2) and the Youth Justice Strategic Plan 2014/15 (Appendix 3 and 4) following consultation with the Safe City Partnership, Cabinet to Council for approval.

40. CONCESSIONARY FARE SCHEME 2015

DECISION MADE: (Ref: CAB 14/15 13642)

On consideration of the report of the Cabinet Member for Environment and Transport, Cabinet agreed the following:



- (i) to approve the scheme in Appendix 1, subject to the calculations in recommendation (ii) below;
- (ii) to reimburse bus operators at a percentage rate plus an amount per generated journey, in accordance with the guidance given by the Department for Transport using their reimbursement calculator; and
- (iii) to delegate to the Director, Place following consultation with the Cabinet Member for Environment and Transport to agree the final reimbursement rate for bus operators and to do anything necessary to secure participation in the Scheme including the service of Notices, including but not limited to Participation Notices, and the management/determination of Appeals either to the Council or the DfT as appropriate.

41. LICENSING SCHEME FOR HOUSES IN MULTIPLE OCCUPATION (HMOS)

DECISION MADE: (Ref: CAB 14/15 13684)

On consideration of the report of the Cabinet Member for Housing and Sustainability, Cabinet agreed the following:

- (i) To approve the proposals for a public consultation for an additional HMO Licensing Scheme in Freemantle, Shirley, Millbrook and Bassett wards; to start 27th November 2014 for twelve weeks.
- (ii) To consider the outcome of the consultation at its meeting on 21st April 2015 and, if appropriate, designates the proposed area as being subject to additional licensing, which would come into effect on 3rd August 2015

42. SOUTHAMPTON LOCAL FLOOD RISK MANAGEMENT STRATEGY

DECISION MADE: (Ref: CAB 14/15 13636)

On consideration of the report of the Cabinet Member for Housing and Sustainability, Cabinet agreed the following:

- (i) To adopt the Southampton Local Flood Risk Management Strategy (2014-2019).
- (ii) To endorse development and implementation of the actions within the Strategy that will need to be taken forward over the duration of the plan period.
- (iii) To note that further reports will be brought for approval to proceed with individual projects once funding has been identified.

43. RESIDENTS PARKING POLICY

DECISION MADE: (Ref: CAB 14/15 13371)

On consideration of the report of the Cabinet Member for Environment and Transport and having received representation from a member of the public, Cabinet agreed to the following modified recommendations:

- (i) To adopt the proposed Residents Parking Policy.
- (ii) If new powers to enforce anti-social parking on pavements come into force Cabinet delegate to the Director, Place, following consultation with the

Cabinet Member for Environment and Transport, the power to introduce them.

44. GENERAL FUND REVENUE BUDGET 2015/16 TO 2017/18

DECISION MADE: (Ref: CAB 14/15 13699)

On consideration of the report of the Cabinet Member for Resources and Leisure, Cabinet agreed the following:

- (i) Note the formal staff consultation on the Executive's draft budget proposals commenced on 11 November and public consultation will commence on 19 November and note the consultation proposals and methodology set out in paragraphs 4 to 10 and Appendix 1 of this report.
- (ii) Note the high level forecast for the General Fund for 2015/16 and the underlying assumptions contained in Appendix 2.
- (iii) Note the pressures which have been included in the forecast and which are set out in Appendix 3.
- (iv) Note the Executive's initial savings proposals put forward for consultation in Appendix 4 which amount to £9.7M net of implementation costs.
- (v) Note that the Executive's initial savings set out in Appendix 4 propose the deletion of 137.18 Full Time Equivalent (FTE) posts, of which 8.96 FTE are vacant, leaving 128.22 FTE at risk of redundancy or TUPE transfer.
- (vi) Note that the Executive's budget proposals for consultation are based on the assumption that they will recommend a Council Tax increase of 1.99% to Full Council.
- (vii) Note the medium term financial forecast for 2015/16 to 2017/18 contained in Appendix 5.
- (viii) Approve the updated budget setting timetable contained in Appendix 6.
- (ix) Note the progress on the implementation of the new pay and allowances framework.
- (x) Note that alongside the budget process, there are a number of service reviews underway which are subject to separate Statutory Consultation processes and which, dependent upon the final options taken forward, may impact on the Council's future budget position.
- (xi) Note that work is in train to develop the Council's Target Operating Model and to also deliver significant service transformation across the Council, which will aid the formulation of proposals for future service provision to support the Council's medium term budget position
- (xii) Delegate authority to the Chief Financial Officer (CFO), following consultation with the Cabinet Member for Resources, to do anything necessary to give effect to the proposals contained in this report.

45. THE FUTURE TRANSFORMATION OF THE SOUTHAMPTON LIBRARY SERVICE

DECISION MADE: (Ref: CAB 14/15 13292)

On consideration of the report of the Cabinet Member for Resources and Leisure and having received representations from a member of the public and Members of the Council, Cabinet agreed the following modified recommendation:

- (i) To approve Option D (detailed in paragraph 47 of this report) as the preferred option for consultation.
- (ii) To carry out public consultation for a minimum of twelve weeks to seek views on the proposal including, but not limited to:
  - views on the future focus for the library service and the priorities contained within
  - views on the decision to continue to provide a library service from six city council managed libraries plus the online virtual library and the school's library service
  - views on the proposal to offer library buildings to community groups to develop independent community libraries prior to the consideration of disposing of the properties
  - views on the city council ceasing to lease the properties in which Thornhill and Millbrook Libraries are located
  - views on bringing the temporary provision in Weston to an end and to seek to create the opportunity for the community to develop an independent library provision within a new unit being provided in the area
  - views on ceasing the mobile library service
  - views on any alternatives or expressions of interest offered up by consultees, including but not limited to, those detailed in paragraph 35
- (iii) To report on the feedback arising from the consultation, to Cabinet in 2015 with a final proposal.
- (iv) To seek permission to start staff consultation on the changes that would result from the proposals, if approved.

46. \*SOUTHAMPTON PERMIT SCHEME FOR MANAGEMENT OF ROADWORKS AND OTHER ACTIVITIES ON THE ROAD NETWORK

DECISION MADE: (Ref: CAB 14/15 13471)

On consideration of the report of the Cabinet Member for Environment and Transport, Cabinet agreed the following:

- (i) To approve the implementation of the Southampton Roadworks Permit Scheme (SoRPS) subject to the Department of Transport (DfT) providing technical approval of the scheme and subject to recommendations (ii) and (iii) of this report
- (ii) To delegate authority to the Director, Place, following consultation with the Cabinet Member for Environment and Transport and the Chief Financial Officer, to formally approve the implementation of the scheme to the DfT and in doing so, ask the DfT to make a Statutory Instrument to empower the scheme.
- (iii) To delegate authority to the Head of Contract Management, following consultation with the Cabinet Member for Environment and Transport, the Director, Place and the Chief Financial Officer, to approve changes to the Highways Service Partnership contract to allow the Council's Highways Service Provider Balfour Beatty Living Places Ltd to undertake works relating to the Permit Scheme on the Council's behalf, provided that commercial

close and the contract amendments are in accordance with the parameters described in Confidential Appendix 1 of this report.

47. TO EXTEND THE WASTE DISPOSAL CONTRACT WITH VEOLIA UNTIL 2030  
DECISION MADE: (Ref: CAB 14/15 13730)

On consideration of the report of the Cabinet Member for Environment and Transport, Cabinet agreed the following:

- (i) to extend the Waste Management Contract with Veolia to 2030; and
- (ii) to delegate authority to the Director of Place, following consultation with the Head of Legal and Democratic Services and the Cabinet Member for Environment and Transport to finalise and enter into all legal documentation necessary to enable the contract extension.

# Agenda Item 9

DECISION-MAKER: CABINET  
SUBJECT: CHANGES TO EXISTING REVENUE AND CAPITAL BUDGETS  
DATE OF DECISION: 16 DECEMBER 2014  
REPORT OF: CABINET MEMBER FOR RESOURCES AND LEISURE

## CONTACT DETAILS

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## STATEMENT OF CONFIDENTIALITY

N/A

## BRIEF SUMMARY

This report details a change to existing revenue budgets in relation to a request to support a contribution to the Hampshire Chamber of Commerce for £50,000 to meet the cost of engaging a 3<sup>rd</sup> party organisation to undertake the consultation and ballot of local businesses to set up a Business Improvement District (BID) in Southampton.

## RECOMMENDATIONS:

- (i) Note that the Hampshire Chamber of Commerce has requested a contribution of £50,000 to meet the costs of engaging a 3<sup>rd</sup> party consultant to progress the setting up of a Business Improvement District in Southampton.
- (ii) Approve the contribution of £50,000 for this purpose in 2014/15 to be funded from a draw from contingencies. If the BID is successful this contribution will be repaid in full.

## REASONS FOR REPORT RECOMMENDATIONS

1. A Business Improvement District (BID) is a business led and business funded scheme to improve a defined commercial area. A BID unifies all businesses to work toward a common goal that will revitalize the area. BID levy money is ring-fenced for use only in the BID area enabling businesses to decide and direct what they want for the area to help increase footfall, drive business growth. The benefits of BIDs include:
  - Businesses decide and direct what they want for the area;
  - A voice for business in issues effecting the area;
  - Area promotion; and
  - Facilitated networking opportunities with neighbouring businesses.
2. A previous 'ballot' to establish a BID in Southampton in 2009 failed to secure

a majority vote and the use of a third party to manage, run and market the BID activity is more likely to secure a majority vote and the successful setting up of a Southampton BID.

### **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

3. Not to support the request for financial assistance. Without initial financial support to kick start the project, it is unlikely that the BID will proceed successfully.

### **DETAIL**

4. A Business Improvement District (BID) is a defined area within which businesses pay an additional tax (or levy) in order to fund projects within the district's boundaries. It is funded primarily through this levy but can also draw on other public and private funding streams. Government legislation enabling the formation of BIDs, was introduced into England and Wales in 2003, empowering businesses to 'raise funds locally to be spent locally' on improving their trading environment.
5. A BID can only be formed following consultation and a ballot in which businesses vote on a BID Proposal or business plan for the area. The ballot is run by the local authority or outsourced by the local authority to a third party (with Local Authority oversight). All businesses eligible to pay the levy are balloted. For a BID to go ahead the ballot must be won on two counts:
  - A straight majority; and
  - Majority of rateable value.This ensures that the interests of large and small businesses are protected. There is no minimum turnout threshold.
6. BIDs operate for a maximum of five years. If they wish to continue they must go through a renewal ballot process to secure another BID term of up to five years. The BID Proposal or Business Plan sets out businesses' priorities for improvements for the area and area services, as well as how the BID will be managed and operated. A vote for a BID in Southampton was unsuccessful in February 2009. Work is now on-going to establish a BID in the city again.
7. A steering group (City Centre Working Group) has been established to progress the BID. This is chaired by a representative from Capita. This group includes a number of key players; West Quay; Hammerson; Chamber of Commerce; Business South; and a representative from a (retail) lettings agent (and the city council). The Chamber of Commerce has also identified staffing assistance and has provided accommodation for those working on the project and use of meeting rooms. Additionally, Southampton Solent University has provided staffing for the first year of the projects
8. The Future Southampton team have been working with the City Centre Working Group to establish the scope of the BID area; the likely amount of income from any additional Business Rates Levy; and the type of consultation exercise that needs to be undertaken with those businesses in the proposed area prior to the ballot.
9. There have also been discussions with BIDs in Eastleigh, Bournemouth,

Edinburgh and Winchester and the Chamber of Commerce has funded Southampton to join British BIDs.

10. There are a range of organisations which specialise in supporting the development of BIDs. The failure of the last Southampton BID ballot to secure sufficient support to secure a majority suggests it would be sensible to engage a company with these skills. The cost of managing and marketing the BID activity will initially be in the region of £50,000. In other areas local authorities have provided pump-priming funds for the BID for the consultation stage through to ballot. The Chamber of Commerce have now approached the council for a contribution to cover this initial outlay. If the BID is successful then the contribution would be repaid in full.

## **RESOURCE IMPLICATIONS**

### **Revenue**

11. The existing 2014/15 Revenue Estimates approved, by full council in February 2014, include provision of £250,000 for contingencies. The contribution of £50,000 to the Hampshire Chamber of Commerce to meet the costs of engaging a 3<sup>rd</sup> party consultant to progress the Southampton BID can be met from this provision. If the BID is successful this contribution will be repaid in full.

### **Capital**

12. There are no capital implications.

### **Property/Other**

13. There are no property implications.

## **LEGAL IMPLICATIONS**

14. The proposals set out in this report are authorised by virtue of s.1 Localism Act 2011 (general power of competence).

### **Other Legal Implications:**

15. N/A

## **POLICY FRAMEWORK IMPLICATIONS**

16. The Medium Term Plan and the Budget are key parts of the Policy Framework of the Council and a Budget and Council Tax for 2014/15.

### **KEY DECISION?**

Yes/No

<b>WARDS/COMMUNITIES AFFECTED:</b>	ALL
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## SUPPORTING DOCUMENTATION

### Appendices

1.	None.
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### Documents In Members' Rooms

1.	None
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### Equality Impact Assessment

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out?		Yes/No
1.	None	





- (iv) To authorise the Estate Regeneration Project Manager responsible for managing the Townhill Park Redevelopment project in consultation with the (Interim) Planning & Development Manager and the Highways Manager to make the necessary applications for highway/ footpath stopping up and/or diversion orders in respect of the Paulet Close / Meggeson Avenue footpath, the Roundhill Close / Townhill Way footpath and Roundhill Close and Townhill Way including footways, verges and carriageway within the site identified in the plan at Appendix 1.
- (v) To delegate authority to the Director, Place following consultation with the Head of Housing Services, Head of Development, Economy & Renewal and the Cabinet Member for Housing and Sustainability to submit a planning application for redevelopment of phases one, two and three of the Townhill Park regeneration.
- (vi) To authorise the Director, Place, following consultation with the Head of Legal and Democratic Services and the Chief Financial Officer, to take all lawful steps to effect the proposals in the report.

## **REASONS FOR REPORT RECOMMENDATIONS**

1. Estate Regeneration is a major programme of renewal which is part of a wider commitment by the Council to deliver sustained economic growth and tackle deprivation on Southampton's Council estates.
2. Redevelopment of Townhill Park will provide the opportunity to deliver improved modern local facilities to meet the needs of residents. It will also provide a mixed tenure environment and good quality accommodation, together with significant improvements in the public and private realm on site. This will promote a cohesive and sustainable community and provide a net gain of housing including affordable housing.
3. Selecting areas of the City such as Townhill Park which are the most deprived, but have the greatest potential for housing gain will also contribute to the city's priorities in terms of economic growth and the need for more homes in the city (the Core Strategy has a target to deliver over 16,000 new homes between 2010 and 2026 and the aim to deliver more affordable housing). Regeneration will provide the opportunity to tackle some of the socio economic challenges in the area.
4. Regeneration is supported by the community in Townhill Park. Consultation started in September 2011 together with further recent consultations held in September 2013 and September 2014. Future events will take place as proposals for the area develop. As the Townhill Park Master Plan proposals are implemented over a period of about ten years there will be many further opportunities for the community to engage with the proposals as they evolve and develop through the various stages of implementation.

## **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

5. The option of not approving the financial contributions to meet the cost of delivering the regeneration framework has been rejected as it would not enable the regeneration of Townhill Park to proceed beyond Phase 1.
6. The option of doing nothing would not achieve the Council's objectives of creating successful communities on our estates.

7. There has been considerable community consultation with local tenants and residents at Townhill Park, which has raised community hopes and expectations.

**DETAIL (Including consultation carried out)**

**Demolition Of Properties**

8. The process of decanting residents at the phase one part of the Townhill Park redevelopment area site has been progressing since May 2013. Since the start of the decant the site has vacated quickly and as at the start of November 2014 the site is approximately 89% vacant. The rapid site decant has brought forward discussions on early demolition of the vacant blocks on the site that would more readily enable the redevelopment of the site and reduce the risk of vandalism and the ongoing costs to the Council of securing and maintaining the site, whilst it is hoped it would also maintain some amenity for the residents living closest to the site
9. The phase one land proposed to be demolished comprises of the following properties:
  - Plot 1
    - 34-64 Roundhill Close
    - 66-96 Roundhill Close
    - 98-118 Roundhill Close
  - Plot 2a
    - 2-60 Meggeson Avenue
    - 62-120 Meggeson Avenue
  - Plot 2b
    - 2-22 Paulet Close
    - 24-44 Paulet Close
    - 122-142 Meggeson Avenue
10. It is proposed that a two-phase demolition, of the superstructure only, is carried out at the phase one blocks at Townhill Park, starting with the vacant blocks at plot 1 and 2b, followed by plot 2a as in the table above.
11. The phasing of the proposed demolition reflects those properties which are currently vacant. As the remainder become vacant then demolition will follow. Negotiations are continuing with the remaining leaseholders in order to purchase the remaining properties which are not in Council ownership.
12. As regards the land assembly, Cabinet are asked to note the previous authority granted from Cabinet and Council in November 2012 and November 2013 allowing the Council to acquire interests in land it does not currently own and to serve the Initial Demolition Notices on secure tenants in the redevelopment area on the land hatched in black in Appendix 2.
13. In order to be able to commence demolition, and subsequent redevelopment, a number of highway rights that currently exist within the site will need to be extinguished. These include stopping up the publicly maintainable highways at Roundhill Close, Townhill Way, Meggeson Avenue and Paulet Close.
14. The Council has power to make applications either to the Magistrates' Court or to the Secretary of State for orders authorising the stopping-up or diversion of public highway/ footpaths and bridleways

15. Cabinet are requested to note that the demolition works will be procured in accordance with the Council's Contracts Procedure Rules.

#### **Planning Application For All Three Phases Of The Regeneration**

16. Cabinet are asked to note the previous consent given by both Cabinet and Council in November 2013 to approve commissioning of the design work on phases one, two and three of the Townhill Park regeneration in order to achieve planning consent, procurement and the contract supervision of the building phase.
17. Since the November 2013 Cabinet approval, design proposals, and associated reports and studies, have been worked up to enable a full planning application on the phase one land, and for outline planning consent at phase two and phase three land, a "hybrid" planning application. (Please see attached plan of the redevelopment sites at Appendix 2)
18. The public were consulted on the ideas generated from the current progress of the design work. As a result of the comments made during the consultation period, some revisions may be made to the current proposals and these will be made ahead of the submission of any planning application. It is also expected that a further pre-application public consultation will take place early in 2015. The planning application is expected to be submitted in April 2015.

#### **Acceptance Of Grant From The Homes & Communities Agency (HCA)**

19. Grant funding of £750,000 has been allocated to the Council from the Homes and Communities Agency at a rate of £15,000 per unit, for a total of 50 units comprising part of the affordable housing element of phase one Townhill Park regeneration. This grant funding is from the HCA's Affordable Housing Programme 2015 – 2018.
20. It is proposed that the Council enter into the affordable housing grant funding agreement as a member of the Wayfarer Consortium. The Council joined the Wayfarer consortium in 2013. Wayfarer is a local consortium of eight different registered housing providers and its purpose is to collaborate and co-operate in terms of bidding for HCA grant funding for proposed affordable schemes. Each member retains its individual identity and concentrates on its own area of expertise. By working in this arrangement the council is able to call on a greatly enhanced range of skills and resources in attracting funds. It also provides assistance with the time consuming and technical process of bidding for grants, and provides access to OJEU compliant procured frameworks. Wayfarer members own or manage more than 43,000 homes throughout the region. Since its formation the consortium has attracted funding for over 5,000 homes with grants in excess of £188 million.

#### **Feedback From Public Consultations Undertaken In September 2014**

21. Local residents were consulted on the progress of the design work in September 2014. There were two public exhibitions held at Cutbush Children's Centre in Townhill Park on 17<sup>th</sup> and 20<sup>th</sup> September 2014 and 173 people attended. The plans were also posted on the Council's website. The closing date for responses was 17<sup>th</sup> October 2014. The Consultation was undertaken in accordance with the Housing Act 1985 in relation to secure tenants. A summary of the report's conclusions are produced below with a copy of the full report in Appendix 3.

22. The consultation events were well attended and responses were generally favourable. The principle of regeneration and the design proposals were well received and the concept of a 'Village Green' as a new focal point continues to receive positive support.
23. Parking and traffic issues were the main concerns raised by residents. Traffic calming proposals were generally welcomed although there was concern about bus flows on Meggeson Avenue. Despite the maximum allowed parking allocations proposed for the new developments, residents are concerned that there will not be sufficient parking. Most residents welcomed the idea of increasing, where possible, the road access to existing residential properties to increase their ability to park by, or on their property. The intention of the design proposals is to provide at least as much parking, if not more, than is currently available to address these concerns.
24. Concerns continue around the vehicle congestion and parking around the schools, children's facilities and the community centre. This will be further investigated as the design proposals are developed in more detail to address these issues. Residents were also concerned about construction traffic and this will be looked at in more detail to see how disruption can be minimised.
25. The majority of the designs proposals have been favourably received. The main concerns were on certain individual development plots and these along with the Council's response are set out below. The layout plan identifying the plots is at the end of the consultation report at Appendix 3.
26. Site 1 - Not all residents in the terrace that overlooks Plot 1 supported the idea of a vehicle access off Meggeson Avenue which will access Plot 1 and a few residents were concerned at the height of the new block. The new access is required and is consistent with Highways policy. The upper level apartments will be set back from the terraces and will therefore be further from the terrace. All distances are to policy standards.
27. Site 3 - Development of the garage site at the top of Roundhill Close was not well received by residents of Roundhill Close nor residents in Middleton Close who park there. Objections were mainly on the grounds of increasing parking congestion. Therefore, this site has been withdrawn from the proposals and will not be considered for residential development.
28. Suggested link road between Roundhill Close and Middleton Close. The suggested link between Roundhill Close and Middleton Close received many objections from local residents of both Closes who do not want the two roads connected and this suggestion has been withdrawn.
29. Site 4  
This site is being retained for new housing, but the design has been amended to avoid overlooking and the access modified to be from Middleton Close with no vehicle link to Roundhill Close. Although there is loss of open space, throughout the development there will not be an overall loss and more properties will have gardens or access to communal open spaces.
30. Site 7 - The concerns here are centred on the new apartment block and have been made by adjacent residents in Cornwall Road who are primarily concerned about height and overlooking. However, the new block, although higher than existing, is located further away from the boundary to minimise overlooking and conforms to planning policy requirements. The proposed roof garden can be oriented to look over the park and away from existing homes.

31. Site 13 - Objections to this site are linked to objections to Site 13a. Site 13 has always shown development for housing, however, the form of housing has changed. The current housing layout is considered to be appropriate for the topography, the relationship to Frog's Copse and the pedestrian routes around the site. Although there is loss of open space there is not a loss of open space overall in the development. Private gardens are provided to the houses and some open space is retained.
32. Site 13a - This suggestion was included in the September consultation as a new idea. Residents' objections have been noted and in addition, following a more detailed review of the emerging master planning and design considerations, the site will not be considered for new homes.
33. Site 14 - Concerns were expressed by the Townhill Park Residents' Association about loss of views for residents of Hillgrove Road. Development of this site would conform to planning policy but following the feedback, further design and layout revisions have taken place to refine and improve the proposals.
34. Cabinet are asked to note the report on the public consultations carried out in September 2014. Please see Appendix 3
35. **Further Consultations:**  
As the design proposals continue to develop the Council will recognise residents' views and, where possible, will seek to take these into account. Following the Council's responses to the September 2014 consultations further changes have been made to the designs. There will be further opportunities for residents to view these changes and the most up to date proposals for comment in the new year, prior to submission of the planning application, and the Council will continue to consider residents views. The intention is to submit a planning application in the spring of 2015. As part of this process, residents will have a further opportunity to participate in the statutory consultation process associated with the Planning Authority.

## **RESOURCE IMPLICATIONS**

### **Capital/Revenue**

#### **Capital – Grant Funding**

36. Grant funding of £750,000 has been allocated to the Council from the Homes and Communities Agency for the affordable housing element of the scheme as part of the HCA's Affordable Housing Programme 2015 – 2018. Details of how this money is actually claimed will form part of the grant funding agreement with the Homes and Community Agency. Approval to spend this money would need to be sought as part of a future scheme approval report.

#### **Capital – Housing Revenue Account (HRA)**

37. Previously Council approved that the HRA Capital Programme would fund costs estimated at £11.8M for the site preparation costs of phase one of the regeneration of Townhill Park. Specific scheme approval to spend, in accordance with Financial Procedure Rules, was agreed for the site preparation costs of phase one, along with approval to progress design work and leasehold acquisitions on phases two and three.

38. Demolition works had been included in the original project budget estimates in November 2012. The updated feasibility cost estimates for demolition have been prepared by Capita (as at September / October 2014) based on carrying out two phases of demolition at the site. The estimated cost of demolition of the superstructure is £790,000.
39. Cabinet are asked to note the approved expenditure for site preparation, including demolition, works at the phase one land at Townhill Park, which was granted in November 2012. The estimated expenditure for the demolition work, at £790,000, are to be phased as £50,000 in 2014/2015 and £740,000 in 2015/2016, on the Townhill Park Redevelopment Programme provision for which already exists in the Townhill Park Redevelopment Programme.

### **Capital – Delivery Of Redevelopment**

40. There is ongoing work to consider delivery models for the redevelopment work at Townhill Park. It is envisaged that the delivery model work will reach a conclusion early in the New Year.
41. In November 2012 Council noted that the HRA will be required to incur further capital expenditure to acquire the 450 units of social housing at an estimated cost of £47.7M, provision for which has been included in the 30 year HRA Business Plan projections for these proposals, but with the timing dependent on the final details of the development agreement and subject to future Cabinet/Council approvals. They further noted that the General Fund capital programme will be required to fund highways infrastructure, and open space improvements, at an estimated cost of £2.6M with the method of funding this being agreed once the use of the Community Infrastructure Levy and the value of the GF capital receipts are known. Full scheme approval including financial details will come to full Council in early 2015.
42. Further to this in November 2013 Cabinet noted that a budget of £3.9M had been approved for the purchase of leasehold properties in phases two and three.

### **Property/Other**

43. Some of the phase one properties on site remain occupied. The current position on acquisition to date is set out earlier in the report, at paragraphs 9 and 12. Negotiations are continuing to purchase the remaining properties which are in Council ownership. Once vacant possession of all the properties has been obtained, demolition of the whole site can be achieved

### **LEGAL IMPLICATIONS**

#### **Statutory power to undertake proposals in the report:**

44. The Council has powers under the Housing Acts, Landlord and Tenant Acts and the Town and Country Planning Act 1990 to undertake the estate regeneration proposals. A power of general competence is also available under Section 1 of the Localism Act 2011, the exercise of which is subject to any pre or post-commencement prohibitions or restrictions that may exist.

45. In order to extinguish the Right To Buy completely, a Final Demolition Notice (FDN) has to be served on any remaining secure tenants within seven years of the service of the Initial Demolition Notice at which time the Council must have concrete arrangements in place to purchase property which is not in its ownership. The Cabinet and Council report of November 2012 authorised officers to serve an Initial Demolition Notice on the phase one properties which was implemented in 2013.
46. The Council also has powers under the Housing Acts 1985 and 1996, the Land Compensation Act 1973 (as amended) and the Planning and Compulsory Purchase Act 2004, to agree and to undertake the decanting of Council tenants to progress the scheme.
47. The Council has the power to make an application to stop-up or divert public highway under section 116 of the Highways Act 1980, section 247 and section 257 of the Town & Country Planning Act 1990, to enable a development to proceed.

**Other Legal Implications:**

48. None

**POLICY FRAMEWORK IMPLICATIONS**

49. These proposals will help deliver the new homes including affordable homes required in both the Housing Strategy 2011-15 and as part of the Council's partnership with Partnership for Urban South Hampshire (PUSH). The regeneration of Southampton's Council estates will play an important part in delivering a number of corporate policy objectives for regeneration

**KEY DECISION?** Yes/~~No~~

**WARDS/COMMUNITIES AFFECTED:** Harefield ward, Bitterne Park ward

**SUPPORTING DOCUMENTATION**

**Appendices**

1. Plan of Phase One Properties To Be Demolished
2. Plan Of The Townhill Park Regeneration Area
3. Report on September 2014 public consultation

**Documents In Members' Rooms**

1. None

**Equality Impact Assessment**

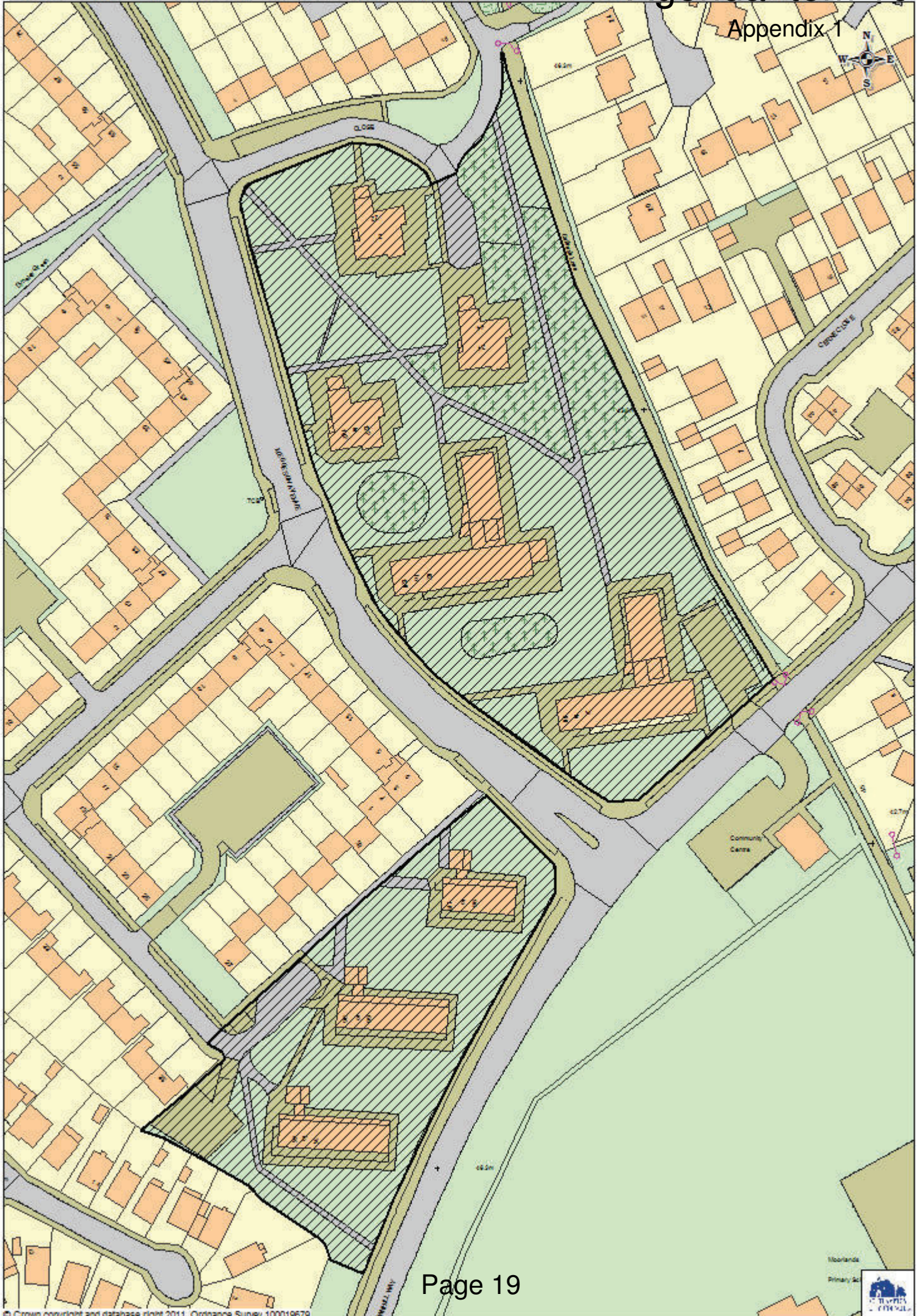
Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out. Yes/~~No~~

**Other Background Documents ; Equality Impact Assessment and Other Background documents available for inspection at:**

- |                              |  |
|------------------------------|--|
| Title of Background Paper(s) | Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable) |
| 1. None                      |  |



Appendix 1

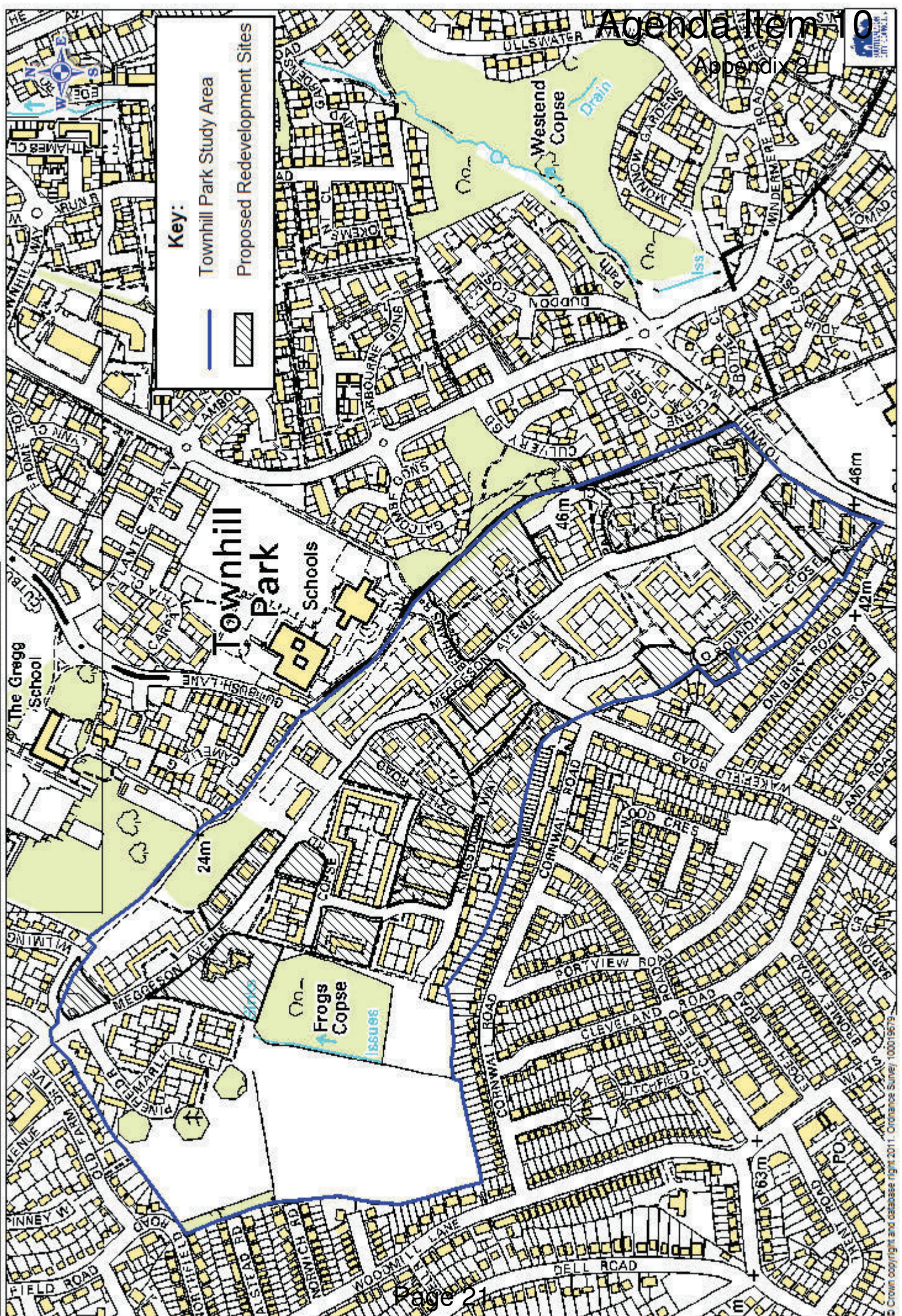




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Appendix 2: Plan Of The Townhill Park Regeneration Area (1:5000)





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## Townhill Park Regeneration

Review of feedback from the Public Consultation Events on 17<sup>th</sup> and 20<sup>th</sup> September 2014 and other responses received in connection with the redevelopment proposals



# Townhill Park Regeneration

## Review of the Public Consultation Events on 17<sup>th</sup> and 20<sup>th</sup> September 2014 and other responses received in connection with the redevelopment proposals

### 1.0 Introduction

Townhill Park Regeneration is a major project in the transformation of the city's Estate Regeneration Programme. The September 2014 consultation forms part of a series of public consultations that have taken place as the project advances and gives local residents the opportunity to see and comment on the proposals as they develop. As part of the development of the design details for Townhill Park Southampton City Council held two drop in meetings on 17<sup>th</sup> and 20<sup>th</sup> September 2014.

This report describes the consultation that took place, sets out the comments received, and provides responses to the main issues raised. The format is as follows:

Introduction & Consultation Data	P2 to 4
Consultation Comments Received	P4 to 11
Council responses to comments	P11 to 25
Conclusions & Next Steps	P25 to 27

### 2.0 The Exhibition

The drop in meetings were held at Cutbush Childrens Centre on the 17<sup>th</sup> September from 18:15pm to 20:00pm and 20<sup>th</sup> September from 09:30am to 12:30pm.

An invitation to attend the events was delivered to each address in Townhill Park and to local Southampton residents in homes adjoining the estate.

Visitors to the exhibition were invited to register and to fill in a Comments Form before leaving. The exhibition boards of the proposals were arranged around the main hall and the meetings were supported by a number of Council officers and members of the Capita design team who either accompanied visitors round the exhibition or were on-hand to answer questions.

The presentation boards included:

- Existing estate layout also showing the redevelopment sites
- Latest design layout and storey heights for all redevelopment sites
- Phase 1 Latest layout Plans and schedule of accommodation
- Examples of typical apartments and houses
- Proposed Landscape Plan for the estate

- Latest landscape Plan for Phase 1
- Proposed parking under the apartments
- Proposed roof plan and roof gardens
- New Village Green and Centre
- Meggeson Avenue Improvements
- Proposed Pedestrian and Cycling Routes
- Parking Proposals
- Timeline – Next Steps

Following the meeting the presentation boards were put on the Council's web site. However, there was some delay in this due to the web-site refresh. Therefore people were given extra time to respond until 17<sup>th</sup> October.

A copy of the September layout plan can be found in Appendix 1 of this report. Since that date further revisions have been undertaken.

### **3.0 Attendance at the Drop In Events**

The attendance at both events was good:

- 109 attending on the 17<sup>th</sup> September and
- 64 on the 20<sup>th</sup> September
- Total attendance 173.

A number of people attended and provided comments at both events and both are counted for each visit.

The majority of those visiting the event were home owners in the area:

- 92 residents visiting the events were home owners within the estate and
- 50 were homeowners adjacent to Townhill Park.
- 142 out of 173 (82%) of people attending the drop in meetings were home owners in the area.

Only 12 people were identified as Southampton Council tenants.

Few Council tenants attended, however, the majority of Phase 1 tenants have already moved out of the area and current remaining tenants may not feel inclined to be involved as they know that they too will have to move out at some stage.

### **4.0 Information gathered during the Consultation Period**

Responses to the consultation have been received in a variety of ways:

- Comments Forms received at the drop in events
- Comments noted by the consultants in attendance at the events

- Letters and e-mails received during and after the consultation events
- Comments received after the meetings.

The following section of the report describes the comments recorded on the Comment Forms at the meetings and those received after.

### 5.0 Comment Forms Receive at the Drop In Events

29 forms were completed on 17<sup>th</sup> September and 32 on 20<sup>th</sup> September making a total of 61.

The Comment Forms asked 3 questions:

1. What do you like?
2. What do you not like?
3. Is anything missing?

The completed Comment Forms have been reviewed and the comments gathered together in the following order:

1. What people liked gathered by type
2. What do you not like gathered by general comments by type and/or issue
3. What do you not like gathered by specific redevelopment plot comments/issues
4. What people thought was missing gathered by type

The results of bringing the Comment Forms comments together are included below.

### 5.1 Comment on What People Liked

POSITIVE comments on particular aspects of scheme proposals:

- 19 comments received were complimentary of the regeneration design work
- 12 comments were positive about the new Village Green and convenience store
- 8 positive comments were received about the parking proposals for new and existing homes
- 5 comments supported the traffic calming of Meggeson Avenue
- 5 comments were specifically supportive of the green space proposals
- 8 in favour of the regeneration investment in the area.

These are the positive aspects which received the most comment with the full range set out below.

Topic	No.of
-------	-------



	<b>respondents</b>
Regeneration design work generally	19
New Convenience Store and Village Green	12
Parking proposals for new and existing homes	8
Regeneration Investment	8
Green Space proposals	5
Traffic Calming – Meggeson Avenue	5
Demolition of old pub and existing shops	3
Affordable Housing content	2
Consultation methodology	2
Parking underneath the apartment blocks	2
Roof Top Terraces	2
Consultation methodology	2
Cycle and Pedestrian route proposals	1
No development proposed on Frogs Copse and Hidden Pond areas	1
Making good use of underutilised/neglected open space	1

## 5.2 Negative General Comments

These are the aspects which received the most general adverse comment:

- 12 comments were recorded around insufficient parking being planned
- 9 adverse comments were made about the design of the flats and or houses. These were around the style being too modern
- 5 adverse comments were received about the traffic calming proposals on Meggeson Avenue
- 4 comments related to the road layout and alterations proposals
- 4 comments related to the density of the proposals being too high.

The full range is set out below.

NEGATIVE comments on particular aspects of scheme proposals

<b>Topic</b>	<b>No.of respondents</b>
Insufficient parking	12
Appearance of new flats and houses	9
Traffic calming for Meggeson Avenue	5
Road layout and alteration proposals generally	4
Density of development	4
No info on measures to stop parking on Cutbush Lane bridleway	2
No info on funding for dropped kerbs to existing properties	1
No info on bus stop proposals	1
Cycle route link proposals – Cornwall Rd and Lichfield Road	1
Loss of existing open space	1
Inadequate detail for existing open space landscape improvements	1
Amount of public space - excessive	1

No info on enhancements to Hidden Pond	1
Amount of affordable housing - excessive	1
Layout of family home units	1
Regeneration work too slow	1
Consultation methodology	1

### 5.3 Negative Comments Specific to Redevelopment Plots

A full list of comments is set out below. The following are the highest adverse comments received for certain redevelopment plots.

Plot 3: Garages at the top of Roundhill Close receive 12 comments, 6 for the loss of the garages and 6 for the inadequate parking that already exists and would be made worse with the loss of the garages.

Plot 4: Open space at the top of Roundhill Close received 11 adverse comments on development of the site and another 11 adverse comments around the proposal to link the top of Roundhill Close with the top of Middleton Close. Total of 22 comments.

Plot 1: 8 comments were received which were not in favour of the new access road off Meggeson Avenue and linking into Roundhill Close to give access to the new block and houses on Plot 1. 6 comments raised concerns about the height of the block on Plot 1 and there was 1 comment on inadequate parking.

Plot 8: 4 comments were received concerned at the position of the convenience store and the impact of its parking and service area.

Plot 5 and Plot 7: 3 comments for each plot were concerned about the height of the blocks. In the case of Plot 7 further e-mails post consultation have been received concerning the block.

Plot 13 and 13a: Very little comment was recorded for these sites at the two meetings, but subsequent correspondence has been received concerning the two sites. The suggestion to develop 4 houses on the existing play area at the end of Marlhill Close (Site 13a) is not popular with neighbouring residents. There are also concerns about developing houses on Plot 13 which includes an existing area of sloping open space adjacent to the current blocks.

NEGATIVE comments on proposals by Redevelopment Plot

Plot	Aspect of design proposal	No. of respondents
1	Road extension to southern end of Roundhill Close	8
1	Inadequate parking	1
1	Height of new blocks and overlooking	6

2	Height of new blocks and loss of light	1	
3	Loss of garages	6	12
3	Inadequate parking	6	
4	Concept of building on existing grassed area	11	22
4	Service lane linking Middleton Close to Roundhill Close	11	
5	Height of new blocks	3	
6	Loss of parking resulting from new homes	1	
7	Height of new blocks	3	
8	Position of convenience store, parking and servicing area	4	
8	Potential for anti-social behaviour on 'Village Green'	2	
9	(no comments)	0	
10	Inadequate parking	1	
11	Should not be developed	1	
12	(no comments)	0	
13	Should not be developed	1	
14	Should not be developed	1	
14	Concern at loss of bus turning facility	1	

#### 5.4 Comments received concerning 'What is Missing?'

- 8 comments were received concerning insufficient information on how parking at Cutbush Lane, Coachman's Copse, the schools and Community centre will be addressed, which is a long standing issue
- 5 comments were around the upheaval to residents that the construction phase will cause and that there are no proposals for its management
- 4 comments were made concerning the lack of information on traffic lights for Woodmill bridge
- 4 comments about lack of information on ownership and management of the Hidden Pond area
- 3 comments were received from people who felt there should be opportunities for individuals to discuss their concerns.

The full list of comments on what was missing is set out below.

MISSING (or inadequate) information comments on aspects of scheme proposals

Topic	No.of respondents
Insufficient information on how parking problems at Cutbush Lane, Coachman's Copse, School and Community Centre areas will be addressed	8
No information on Construction traffic/process management	5
No information/proposals for traffic lights at Woodmill bridge	4
No information confirming ownership and/or management responsibility for Hidden pond area	4
No facility for individuals to discuss concerns (i.e. public events only)	3
Insufficient information on bus movement and turning areas	2

Insufficient information on play facility proposals	2
No 3D models of proposals	2
No information on school walkway route improvements from Kingsdown through Frogs Copse	2
No information on cycle route improvements for Meggeson Avenue	2
No Housing Office or Rent Pay point	2
No formal forum or individual who is accountable	1
Absence of redevelopment cost information	1
No family pub proposed	1
No medical centre proposed	1
No proposals for how land next to Hidden Pond access might be developed	1
No proposals for Cutbush Lane enhancement or management	1
Insufficient information on proposals to address parking problems at Roundhill Close turning area	1

## 6.0 Additional Consultation Information Received at the Events

The Townhill Park Residents Association (TPRA) Chairman submitted a written list of issues at the consultation meeting on 20<sup>th</sup> September. These were discussed with the Chairman at the meeting.

*The Townhill Park Residents Association (TPRA) Local Issues for Discussion is as follows:*

- *Provision of additional Estate Parking for users of TPCC as current provision is considered inadequate to meet demand , also will Meggeson Avenue be widened to accommodate the proposed chevron design parking*
- *Bus Stop Pull-ins & Destination Termination Timing Points. Currently traffic is congested through the estate due to buses stopping within the main carriageway & on bends, which is potential RTA safety hazard.*
- *Frogs Copse, Establish Confirmation that this area is of Environmental importance and will not be developed within this scheme.*
- *Cutbush Lane & Hidden Pond, Determine what plans are being considered for future development of this area which currently is poorly maintained by SCC, but yet offers significant potential for use as community amenity site.*
- *Cutbush Lane Cycle Path, This urgently requires resurfacing due to significant erosion by underground water course, and specific attention should be given to addressing this long standing issue.*

- *Meggesson Avenue Traffic Calming Measures should be of approved design and acceptable to Bus Operators and other Delivery operators, as this road is the only main carriageway through the estate and as such should be sufficiently wide enough to avoid any congestion.*
- *Woodmill Traffic Lights, In view of the increased housing density and subsequent traffic volumes provision should be made to install traffic lights at the Woodmill river crossing junction which currently is already at saturation point during peak periods.*
- *Removal of Bus Turning Circle this should require further discussion with the Bus operators to establish appropriate siting of journey termination point.*
- *Forest Hills/Pinefield Road open space development proposals, establish what compensation is going to be offered to existing home owners for the loss of the outlook from their properties. Is Compulsory Purchase being considered? to owners who are opposed to these plans.*
- *Introduction of Community Discussion Forum to enable all interested parties the opportunity to participate & meet with the Approved Developers, Capita Design & Planning Officers and SCC Project Team. (To date this forum has not been established, despite being requested on several occasions by TPRA & Others.)*

## **7.0 Additional Comments Received after the Consultation Events**

### **7.1 Letter with 34 signatures objecting to Sites 13 and 13a.**

The contents of the letter are as follows:

*To whom it may concern,*

*We the undersigned wish to declare our opposition to the proposed new housing development near and adjacent to the existing properties in Marhill Close, Townhill Park. Our reasons are fourfold*

- 1. The proposed new developments are a significant departure from the original plan following the last consultation round on the overall redevelopment of Townhill Park.***

*Those plans showed no development at all on the proposed sites but now include relatively high density new housing and roadways encroaching close*

*to existing properties creating potential hazards for local residents and children.*

**2. The new developments will add considerable stress onto car parking provision in Marlhill Close which is already over-stretched.**

*Despite plans for the new housing showing 2 parking spaces per house there is no provision for visitor parking. This will inevitably lead to those visitors (and some residents) parking in Marlhill Close making parking for existing residents (and for their visitors) difficult if not impossible. Much of the existing housing is off-road with no parking allocation at all. This will inevitably lead to confrontation.*

**3. The proposed development will lose a much used local play area for children.**

*The existing play area at the end of Marlhill Close is currently well used by local children. It provides a safe environment for families and younger children to gather and play together free from the dangers of traffic.*

*At the consultation event we were told that play facilities will be moved to Ozier Road, some distance from the current location and too far for young children to go to. This will also be a less safe environment.*

*In the original plan it was expected that this area would be enhanced and not removed altogether.*

**4. The proposed developments appear to potentially disrupt wildlife.**

*The area is regularly visited by badgers, deer, foxes, bats and owls have been heard at nights in the area. The proposed developments will disrupt the habitats of these creatures which would otherwise be included into the original plans to enhance a local park.*

*Marlhill Close is a settled longstanding local community covering a mix of generations. It is a supportive community where residents are well integrated and who 'look out' for each other. A large proportion of residents have lived in the area since it was built 50 years ago. It is a safe community where a number of older people and children live side-by-side peaceably and supportively. We are afraid that a much higher density of housing and roadways, a loss of local play and other social facilities and the extreme pressure on car parking will break that security, cohesiveness, lack of confrontation and strong sense of community and self support.*

*For the reasons outlined above we ask that Southampton City Council do not agree these proposed new developments and rethink the approach to development of the local area.*

## 7.2 Additional e-mails and letters received.

Type of Objection	Number of Objections	Objection
Suggested link road joining Roundhill Close and Middleton Road	7	Objection to suggested link road joining Middleton and Roundhill Closes
Plot 3	1	Objection to development, loss of existing parking
Plot 4	2	Objection to development as open space area and creating increased parking Disruption during construction
Plot 7	4	Principally on grounds of height overlooking and shadowing, noise and pollution from rear car park
Plot 13	2	Objection to access road, too many houses causing parking issues, and loss of open space
Plot 13a	3	Loss of protected open space, increased car parking
Various	1	Car parking for the community centre inadequate Meg Av should not be restricted/traffic calmed Village Green could be destination for buses to stop and lay over Why is the 'waste land' at Hillgrove Rd Cutbush Lane not a development site No new cycle paths – the one along Townhill Way towards Bitterne still needs an access from Meggeson Av Traffic lights at Woodmill Request a forum of local people to discuss proposals in more detail

## 8.0 Southampton City Council Responses to the Comments Received

Responses to all the comments are contained in the following section of the report. As further detailed design develops the council will take into account the comments received and where possible proposals will take comments into account.

### 8.1 Consultation event attendance and feedback summary: September 2014

#### 8.1.1 Response to NEGATIVE comments on particular aspects of scheme proposals

Topic	No.of respondents	Response
Insufficient parking	12	<p>Parking on the new sites is in accordance with planning policy; 1 space per apartment and 2 spaces per house. Visitor parking is provided through increased on road provision. Parallel parking spaces are being replaced with Echelon (angled parking spaces) to provide an increase in car parking spaces throughout the estate.</p> <p>Where possible new opportunities for parking near existing homes is being proposed. The aim is that the overall existing parking on the estate will not decrease.</p>
Appearance of new flats and houses	9	<p>New designs tend to split opinion. But new buildings are part of the evolving character of towns and cities and new designs also help to realise full economic, and cultural potential within current regulations and sustainable aspirations.</p> <p>New buildings do not need to look 'old' in order to fit with existing development and It is suggested that honesty and confidence in our modern architecture can enhance existing context, provide variety and will be valued by future generations.</p> <p>In some locations in Townhill Park, the urban structure and grain has been compromised by the previous development of existing blocks which sit within undefined and 'unowned' open spaces. The new development seeks to make a positive contribution to Townhill Park by creating useful spaces around the apartments that the residents can feel belongs to them and to instigate streets and houses that fit with the grain of the existing terraces in Townhill.</p> <p>The new apartments are not generally higher than the existing development but are mostly lower. Rather than isolating the apartments in a sea of grass the proposed buildings have been placed to provide strong frontages addressing the roads and to enclose/encircle protected</p>



Topic	No.of respondents	Response
		<p>and useful open spaces for the residents.</p> <p>The new houses are slightly higher than the existing 2 storey houses but have been increased to 2.5 storeys (2 main storeys and an attic storey) to make efficient use of the site without a significant increase in scale from the existing housing stock.</p> <p>Terraces as a housing type were chosen because of the existing nature of the houses across Townhill and for their ability to use the site most efficiently. The proposals reflect some of the characteristics of the existing housing stock by addressing the typography of Townhill in the same way. They step up and down to fit the contours and often set back and forth in reference to the existing stepped frontages that are prevalent across Townhill Park.</p>
Traffic calming for Meggeson Avenue	5	<p>Concerns were raised about a number of issues including narrowing the carriageway, introduction of raised tables, how bus stops and bus traffic will work.</p> <p>Many residents have expressed a wish to see traffic speeds reduced on Megesson Avenue and for it to become more pedestrian friendly. As it measures up to 10m in width in places it can be narrowed to 6m to retain two way movement and operation as a bus route. Traffic Calming features such a vertical devices (speed platforms) and horizontal calming (chicanes) will be designed along the route to slow vehicle speeds. These will be designed and checked to current highway design standards. The proposals will be discussed with the bus operating companies.</p>
Road layout and alteration proposals generally	4	<p>The highway design modification will be designed to conform to design standards and approved by the City's highway officers. The proposals are being developed to control vehicle speeds, encourage walking and cycling as set</p>

<b>Topic</b>	<b>No.of respondents</b>	<b>Response</b>
		out in current Government policy guidance such as Manual for Streets.
Density of development too high	4	<p>Density is a function of design rather than a determinant of it. The proposed layout has been carefully considered with reference to open space, amenity, servicing and parking requirements to ensure that the number of proposed dwellings can be supported. We are confident that this is the case.</p> <p>Core Strategy Policy CS5 sets a range of density levels for development across Southampton, with higher densities focused in areas that have good access to public transport. Town Hill Park is located in 'Band 2', in terms of its accessibility, where proposed developments should generally accord with a density range of 30-50 dwellings per hectare. The proposed development sits comfortably within the parameters of the policy requirements.</p>
No info on measures to stop parking on Cutbush Lane bridleway	2	These measures are being considered as the proposals are developed in more detail and following consultation with the highway officers at Southampton City Council.
No info on funding for dropped kerbs to existing properties	1	Dropped kerbs will be considered during detailed design as proposals are developed in more detail in order to offer on plot parking and encourage pedestrian movement throughout the estate.
No info on bus stop proposals	1	Bus stop details will be considered as proposals are developed in more detail. Detailed discussion will be held with the bus operating companies to agree on an agreeable strategy.
Cycle route link proposals – Cornwall Rd and Lichfield Road	1	Cycle route strategy will be developed in conjunction with the cycle officer at Southampton City Council and conform to standard requirements.
Loss of existing open space	1	The proposals have been designed to ensure that the overall quantum of open space is not reduced, when compared

<b>Topic</b>	<b>No.of respondents</b>	<b>Response</b>
		with the existing provision.
Inadequate detail for existing open space landscape improvements	1	Landscape details will be developed in more details as proposals are developed. Currently detail will concentrate on Phase 1.
Amount of public space excessive	1	The amount of open space is not considered excessive and the design is providing a hierarchy of useable open spaces for future residents use.
No info on enhancements to Hidden Pond	1	These details will be developed further as the proposals are developed in more detail.
Amount of affordable housing - excessive	1	The affordable housing is in line with the Council report of November 2012
Layout of family home units	1	All the bedrooms of the 1, 2 and 3 bed apartments are double rooms and large enough so that they can accommodate the basic bedroom furniture such as wardrobe & drawers as well as desks etc. for potential quiet homework areas etc. The Living rooms accommodate not only sitting areas around TVs etc. but dining tables and chairs and a clear open activity zones giving areas for alternative activities. The 3 bedroom ground floor house layouts accommodate similar furniture and spaces and the bedrooms are all double again with desk potential. Additionally the houses have the potential for study room on an upper floor.
Regeneration work too slow	1	Townhill Park Regeneration is a major project and as such takes a long time to deliver.
Consultation methodology	1	The drop-in meeting format of the Estate Regeneration consultations has been found to suit most residents. People can also e-mail their comment to the council.

**8.1 2 Consultation event attendance and feedback summary: September 2014**  
**Response to NEGATIVE comments on proposals by Redevelopment Plot**

Plot	Aspect of design proposal	No.of respondents	Response
1	Road extension to southern end of Roundhill Close	8	Concerns have previously been raised about access along Hazelwood Road and in order to help overcome these concerns as well as facilitate a safe access to Plot 1 the southern extension to Roundhill Close has been proposed. This link will also enable residents facing the road to have on plot parking if desired. This route is deemed more suitable than access along Hazelwood Road and Roundhill Road and will also provide alternative routes for refuse and service vehicles.
1	Inadequate parking	1	Parking provision on Plot 1 is in line with Planning policy standards.
1	Height of new blocks and overlooking	6	The new block set back distances conform to planning policy and with higher apartment units being set back further from existing accommodation than lower units and also reference locations on the site where existing accommodation is higher. This ensures that loss of light and/or privacy issues are minimised.
2	Height of new blocks and loss of light	1	Our set back distances conform to the planning policy with higher apartment complexes being set back further from existing accommodation than lower complexes. This ensures that loss of light and/or privacy issues are minimised.
3	Loss of garages	6	12 Given the existing difficulties of parking in this area it has been decided to withdraw this site from redevelopment, which will enable the existing parking to remain.
3	Inadequate parking	6	
4	Concept of building on existing grassed area	11	22 This site is being retained for new housing, but the design has been amended to avoid overlooking and the access modified to be from Middleton Close with no vehicle link to Roundhill Close The overall quantum of open space provided as part of the regeneration scheme will remain largely unaffected, although it may not be provided in the same locations as it is currently. The quantity of the spaces will however be significantly improved, making them more useable.
4	Service lane linking Middleton Close to Roundhill Close	11	

Plot	Aspect of design proposal	No.of respondents	Response
5	Height of new blocks	3	Our set back distances conform to the planning policy with higher apartment complexes being set back further from existing accommodation than lower complexes. This ensures that loss of light and/or privacy issues are minimised. Generally the heights of the proposed apartments are 5 storeys or less which is no higher than existing flats and have been designed to fit with the existing topography.
6	Loss of parking resulting from new homes	1	Parking requirements will confirm to Southampton City Council's parking standards. It is intended that access will be provided for Bailey Green residences to have alternative access with dropped kerbs to enable parking in the front garden
7	Height of new blocks	3	<p>While the existing buildings are a floor higher at 6 storeys than the existing 5 storey block they are significantly further away from the back gardens than the corners of the existing blocks of flats.</p> <p>The edge of the roof top amenity area will be pulled back from the Cornwall road side of the proposed building and be designed to overlook the park side of the building. In this location there was a comment about loss of light to the back gardens on Cornwall Rd however these apartments are Northwest of Cornwall Rd so there is no loss of light.</p> <p>The Current Master Plan supersedes earlier versions and the latest version now includes an apartment block in this location rather than houses – this has been done primarily because this location already has existing flats on it and because it has the benefit of proximity and views over the new Village green.</p> <p>The car park is a relatively small surface area accommodating only 40 cars.</p> <p>It is an open air location so levels of resultant pollution should be inconsequentialy low and will be quickly dispersed into the atmosphere.</p>
8	Position of convenience store, parking and servicing area	4	The convenience store is located in a central position to the site. Additional parking provision will be made for passing trade as the design develops. A service area will be designated for delivery vehicles only and this will be developed during the detailed design stage.
8	Potential for anti-social behaviour on 'Village Green'	2	The Village Green will have good surveillance which should help to minimise anti-social behaviour
9	(no comments)	0	
10	Inadequate parking	1	Parking on site is has been designed to accord with Southampton City Council parking standards.

Plot	Aspect of design proposal	No.of respondents	Response
11	Should not be developed	1	A revised layout has been developed and is under consideration for this site. A small number of houses are proposed on the open space adjacent to Meggeson Avenue.
12	(no comments)	0	
13	No comments received at the meeting but comments in response to letter received also included here	0	This site contains 2 existing blocks of flats which have been identified as of low value in their provision and condition, and so it is appropriate to re-use this site and provide high quality new homes that better serve the needs of the community. The open space link created through the rear of the site and the minor access road will provide an easy link for pedestrian access to Frog's Copse.
13a	Should not be developed	1	Further comments have been received about this proposal, which is not popular locally. Subsequently, on further investigation this proposal is currently not being considered.
14	Should not be developed	1	This site has been identified as a location that can accommodate new quality homes and forms an entrance/gateway to the overall redevelopment scheme and the existing Townhill area. Its development will be agreed with the bus operators.
14	Concern at loss of bus turning facility	3	Bus routing is being discussed with the local bus operating companies and the highway officers at Southampton City Council.

### 8.1.3 Consultation event attendance and feedback summary: September 2014 Response to MISSING (or inadequate) information comments on aspects of scheme proposals

Topic	No.of respondents	Response
Insufficient information on how parking problems at Cutbush Lane, Coachman's Copse, School and Community Centre areas will be addressed	8	Additionally parking spaces are proposed along Meggeson Avenue. Safe routes to school initiatives are proposed to encourage walking to school. Traffic calming measures to be introduced to Meggeson Avenue, and Cutbush Lane will be designed to discourage access to the areas mentioned.
No information on Construction traffic/process management	5	This important aspect of the development will be considered at the time of tendering for a contractor and thought will be given to the best ways of reducing disruption during the construction period.
No information/proposals for	4	A detailed assessment of trip distribution is being

<b>Topic</b>	<b>No.of respondents</b>	<b>Response</b>
traffic lights at Woodmill bridge		undertaken to assess and determine any potential impact on Woodmill bridge and will be discussed in detail with the highway officers at Southampton City Council. Appropriate mitigation measures will be proposed where required.
No information confirming ownership and/or management responsibility for Hidden Pond area	4	The importance of Hidden Pond is recognised, but proposals are not sufficiently developed to say what enhancements will be included for Hidden Pond.
No facility for individuals to discuss concerns (i.e. public events only)	3	Estate Regeneration has found that the drop in events work well for residents. People can also send in their comments to the council.
Insufficient information on bus movement and turning areas	2	Further information on this will be available as the proposals are developed in more detail.
Insufficient information on play facility proposals	2	Further information on this will be available as the proposals are developed in more detail.
No 3D models of proposals	2	Consideration will be given to the need for illustrations in 3D
No information on school walkway route improvements from Kingsdown through Frogs Copse	2	This will be considered as proposals are further developed.
No information on cycle route improvements for Meggeson Avenue	2	Further information on this will be available as the proposals are developed in more detail.
No Housing Office or Rent Pay point	2	Consideration will be given to this as proposals are developed in more detail
No formal forum or individual who is accountable	1	The Council has a formal structure of accountability for the Estate Regeneration Programme
Absence of redevelopment cost information	1	The current public meetings have been primarily about the development of the design proposals.
No family pub proposed	1	There is currently no demand for such a facility.
No medical centre proposed	1	There is currently no demand for such a facility
No proposals for how land next to Hidden Pond access might be developed	1	This site is considered to have significant ecological value in association to Hidden Pond and therefore any proposals to improve the appearance of the site, as part of the regeneration scheme, would have to be subject to the ecological constraints of the land.
No proposals for Cutbush Lane enhancement or management	1	This will be considered as proposals are developed in more detail
Insufficient information on proposals to address parking	1	This will be given further consideration as proposals for this area are developed in more detail.

Topic	No.of respondents	Response
problems at Roundhill Close turning area		

## 8.2 Townhill Park Residents Association (TPRA) Local Issues for Discussion and Response

Received at the Public Consultation Saturday 20<sup>th</sup> September 2014.

- *Provision of additional Estate Parking for users of TPCC as current provision is considered inadequate to meet demand, also will Meggeson Avenue be widened to accommodate the proposed chevron design parking.*

**Response:**

The parking provision designed conforms to Southampton City Council standards. Chevron parking design will be designed to meet SCC standards.

- *Bus Stop Pull-ins & Destination Termination Timing Points. Currently traffic is congested through the estate due to buses stopping within the main carriageway & on bends, which is potential RTA safety hazard.*

**Response:**

Accident records are being collated for the area to establish potential hazards. A bus strategy will be developed further with Bus Operators as the design detailed design develops.

- *Frogs Copse, Establish Confirmation that this area is of Environmental importance and will not be developed within this scheme.*

**Response:**

Frog's Copse is not being considered for development.

- *Cutbush Lane & Hidden Pond, Determine what plans are being considered for future development of this area which currently is poorly maintained by SCC, but yet offers significant potential for use as community amenity site.*

**Response:**

We would look to improve appearance of the site as part of the regeneration scheme, subject to the ecological constraints of the land?

- *Cutbush Lane Cycle Path, This urgently requires resurfacing due to significant erosion by underground water course, and specific attention should be given to addressing this long standing issue.*

**Response:**

This is being developed further during detailed design stage

- *Meggeson Avenue Traffic Calming Measures should be of approved design and acceptable to Bus Operators and other Delivery operators, as this road is the only main carriageway through the estate and as such should be sufficiently wide enough to avoid any congestion.*

**Response:**



Meggesson Avenue Traffic calming measures are being developed to conform to SCC design standards and will be developed in collaboration with the bus operators and highway officers at SCC.

- *Woodmill Traffic Lights, In view of the increased housing density and subsequent traffic volumes provision should be made to install traffic lights at the Woodmill river crossing junction which currently is already at saturation point during peak periods.*

**Response:**

Detailed analysis of trip distribution and impact on the Woodmill Bridge crossing will be undertaken to assess impact and suitable mitigation measures agreed with the highway officers at SCC.

*Removal of Bus Turning Circle this should require further discussion with the Bus operators to establish appropriate siting of journey termination point.*

**Response:**

The Bus Operators are being consulted regarding the proposals

*Forest Hills/Pinefield Road open space development proposals, establish what compensation is going to be offered to existing home owners for the loss of the outlook from their properties. Is Compulsory Purchase being considered? to owners who are opposed to these plans.*

- **Response:**

The planning system does not protect the views enjoyed by existing properties. However, the proposed development will be carefully designed to ensure that it would not give rise to issues associated with overlooking, loss of privacy or any other adverse effect on the residential amenity currently enjoyed by the existing properties. This will be achieved by ensuring appropriate separation distances between existing and proposed dwellings and by ensuring that the proposed dwellings are provided with sufficient amenity space, parking and bin storage to prevent any detrimental effects on neighbouring residents. These measures are enshrined in the Council's planning policies, against which the proposed development will be judged.

- *Introduction of Community Discussion Forum to enable all interested parties the opportunity to participate & meet with the Approved Developers, Capita Design & Planning Officers and SCC Project Team. (To date this forum has not been established, despite being requested on several occasions by TPRA & Others.)*

**Response:**

The Council communicates with residents in a variety of ways and consideration is being given to the most appropriate future communication as the proposals for Townhill Park continue to develop.

### **8.3 Marlhill Close letter signed by 36 local residents and SCC Response**

**Reference proposed development 13/13A adjacent to Marlhill Close, Townhill Park**

*To whom it may concern,*

We the undersigned wish to declare our opposition to the proposed new housing development near and adjacent to the existing properties in Marlhill Close, Townhill Park. Our reasons are fourfold

**1. The proposed new developments are a significant departure from the original plan following the last consultation round on the overall redevelopment of Townhill Park.**

*Those plans showed no development at all on the proposed sites but now include relatively high density new housing and roadways encroaching close to existing properties creating potential hazards for local residents and children.*

**Response:**

Site 13 has always shown development for housing, however, the form of housing has changed. The current housing layout is considered to be appropriate for the topography, the relationship to Frog's Copse and the pedestrian routes around the site.

Site 13a this recent suggestion was included in the September consultation to gain the Planning Authority and residents views. Residents' views have been noted and in addition following a more detailed review of the emerging master planning and design considerations the site will not be considered further.

**2. The new developments will add considerable stress onto car parking provision in Marlhill Close which is already over-stretched.**

*Despite plans for the new housing showing 2 parking spaces per house there is no provision for visitor parking. This will inevitably lead to those visitors (and some residents) parking in Marlhill Close making parking for existing residents (and for their visitors) difficult if not impossible. Much of the existing housing is off-road with no parking allocation at all. This will inevitably lead to confrontation.*

**Response:**

Parking conforms to SCC standards. Consideration of visitor parking spaces will be considered during next stage of design.

**3. The proposed development will lose a much used local play area for children.**

*The existing play area at the end of Marlhill Close is currently well used by local children. It provides a safe environment for families and younger children to gather and play together free from the dangers of traffic.*

*At the consultation event we were told that play facilities will be moved to Ozier Road, some distance from the current location and too far for young children to go to. This will also be a less safe environment.*

*In the original plan it was expected that this area would be enhanced and not removed altogether.*

**Response:**

The existing play is not now being considered for residential development. Improvements to play facilities in the regeneration area will be developed in conjunction with the council's policies on play.

**4. The proposed developments appear to potentially disrupt wildlife.**

*The area is regularly visited by badgers, deer, foxes, bats and owls have been heard at nights in the area. The proposed developments will disrupt the habitats of these creatures which would otherwise be included into the original plans to enhance a local park.*

**Response:**

It is not envisaged that the current proposals will disrupt wildlife and the landscape proposals are being designed to enhance wildlife.

The proposals are predicated on a thorough analysis of the area's ecology and appropriate safeguard will be put in place to ensure that there are no adverse effects on species or habitats.

*Marhill Close is a settled longstanding local community covering a mix of generations. It is a supportive community where residents are well integrated and who 'look out' for each other. A large proportion of residents have lived in the area since it was built 50 years ago. It is a safe community where a number of older people and children live side-by-side peaceably and supportively. We are afraid that a much higher density of housing and roadways, a loss of local play and other social facilities and the extreme pressure on car parking will break that security, cohesiveness, lack of confrontation and strong sense of community and self support.*

*For the reasons outlined above we ask that Southampton City Council do not agree these proposed new developments and rethink the approach to development of the local area.*

Signed by 34 residents local to Marhill Close.

**8.4 Additional Comments Received after the meetings and Responses**

<b>Type of Objection</b>	<b>Number of Objections</b>	<b>Objection</b>	<b>Response</b>
Suggested link road joining Roundhill Close and Middleton Road	7	Objection to suggested link road joining Middleton and Roundhill Closes	The suggested link road has been withdrawn
Plot 3	1	Objection to development, loss of existing parking	Site is not now being considered for residential development

Type of Objection	Number of Objections	Objection	Response
Plot 4	2	Objection to development as open space area and creating increased parking Disruption during construction	This site is being retained for new housing, but the design has been amended to avoid overlooking and the access modified to be from Middleton Close with no vehicle link to Roundhill Close  The overall quantum of open space provided as part of the regeneration scheme will remain largely unaffected, although it may not be provided in the same locations as it is currently. The quantity of the spaces will however be significantly improved; making them more useable.
Plot 7	4	Principally on grounds of height overlooking and shadowing, noise and pollution from rear car park	While the existing buildings are a floor higher at 6 storeys than the existing 5 storey block they are significantly further away from the back gardens than the corners of the existing blocks of flats. The edge of the roof top amenity area will be pulled back from the Cornwall road side of the proposed building and be designed to overlook the park side of the building. In this location there was a comment about loss of light to the back gardens on Cornwall Rd however these apartments are Northwest of Cornwall Rd so there is no loss of light. The Current Master Plan supersedes earlier versions and the latest version now includes an apartment block in this location rather than houses – this has been done primarily because this location already has existing flats on it and because it has the benefit of proximity and views over the new Village green.
Plot 13	2	Objection to access road, too many houses causing parking issues, and loss of open space	These issues have been addressed in the response to the letter from local residents raising concerns about Plot 13 and 13a. (see P20 and 21)
Plot 13a	3	Loss of protected open space, increased car parking	The original Master Plan did show a green link in this location, but this as amended when the Frog's Copse site was withdrawn. The current layout for 13 incorporates a new path/open space link around the rear of the site linking to Meggeson Avenue.
Various	1	Car parking for the community centre inadequate	The parking for the existing community centre was determined when it was granted planning consent

Type of Objection	Number of Objections	Objection	Response
		Village Green could be destination for buses to stop and lay over	Bus routing, revised bus stop locations and lay over provision will be developed with Bus Operators during design development.
		Why is the 'waste land' at Hillgrove Rd Cutbush Lane not a development site	This site is considered to be of significant ecological value in association to Hidden Pond and therefore any proposals to improve the appearance of the site, as part of the regeneration scheme, would have to be subject to the ecological constraints of the land.
		No new cycle paths – the one along Townhill Way towards Bitterne still needs an access from Meggeson Av	Cycle path network is being developed in conjunction with the SCC cycleway officer and this will be consider further during detailed design stage.
		Meg Av should not be restricted/traffic calmed Traffic lights at Woodmill	<p>Many residents have expressed a wish to see traffic speeds reduced on Megesson Avenue and for it to become more pedestrian friendly. As it measures up to 10m in width in places it can be narrowed to 6m to retain two way movement and operation as a bus route. Traffic Calming features such a vertical devices (speed platforms) and horizontal calming (chicanes) will be designed along the route to slow vehicle speeds. These will be designed and checked to current highway design standards. The proposals will be discussed with the bus operating companies.</p> <p>Detailed analysis of trip distribution and impact on the Woodmill Bridge crossing will be undertaken to assess impact and suitable mitigation measures agreed with the highway officers at SCC.</p>
		Request a forum of local people to discuss proposals in more detail	The Council communicates with residents in a variety of ways and consideration is being given to the most appropriate future communication as the proposals for Townhill Park continue to develop.

## 9 Conclusion

The consultation events were well attended and responses were generally favourable.

Concerns tended to concentrate on traffic and parking and a certain number of development proposals.

The principle of regeneration and the design proposals were well received and the Village Green as a new focal point continues to receive positive support.

Parking and traffic issues are a major concern for the majority of residents.

Traffic calming proposals were generally welcomed although there was concern about bus flows on Meggeson Avenue.

Despite the maximum allowed parking allocations proposed for the new developments residents are concerned that there will not be sufficient parking.

Most residents welcomed the idea of increasing, where possible, the road access to existing residential properties to increase their ability to park by, or on their property.

The intention of the design proposals is to provide at least as much parking, if not more, than is currently available and to improve its effectiveness.

Concerns continue around the vehicle congestion and parking around the schools, children's facilities and the community centre. This will be investigated in more detail as the design proposals are developed in more detail. However, better traffic management and encouraging more walking and cycling will need to be part of the solution.

Residents were also concerned about construction traffic and this will be looked at in more detail to see how disruption to residents can be reduced.

The majority of the designs proposals have been favourably received.

The main concerns were on certain individual development plots and these along with the Council's response are set out below:

### Site 1

Not all residents in the terrace that overlooks Plot 1 supported a vehicle access off Meggeson Avenue which will access Plot 1 and a few residents were concerned at the height of the new block. The new access is required and is in line with Highways policy. The upper level apartments will be set back from the terraces and will therefore be further from the terrace. All distances are to policy standards.

### Site 3

Development of the garage site at the top of Roundhill Close was not well received by residents of Roundhill Close nor residents in Middleton Close who park there. Objections were mainly on the grounds of increasing parking congestion. Therefore,

this site has been withdrawn from the proposals and will not be considered for residential development.

#### Suggested link road between Roundhill Close and Middleton Close

The suggested link between Roundhill Close and Middleton Close received many objections from local residents of both Closes who do not want the two roads connected and this suggestion has been withdrawn.

#### Site 4

This site is being retained for new housing, but the design has been amended to avoid overlooking and the access modified to be from Middleton Close with no vehicle link to Roundhill Close

Objections to this site were often linked to the suggested road connection between the closes. Although there is loss of open space, throughout the development there will not be an overall loss and more properties will have gardens or access to communal open spaces.

#### Site 7

The objections here are centred on the new apartment block and have been made by adjacent residents on Cornwall Road. Residents are primarily concerned about height and overlooking. However, the new block although higher than existing is located further away from the boundary and conforms to planning policy requirements. The proposed roof garden can be orientated to look over the park.

#### Site 13

Objections to this site are linked to objections to Site 13a. Site 13 has always shown development for housing, however, the form of housing has changed. The current housing layout is considered to be appropriate for the topography, the relationship to Frog's Copse and the pedestrian routes around the site. Although there is loss of open space there is not a loss of open space overall in the development. Private gardens are provided to the houses and some open space is retained.

#### Site 13a

This recent suggestion was included in the September consultation to gain the Planning Authority and residents views. Residents' views have been noted and in addition following a more detailed review of the emerging master planning and design considerations the site will not be considered further.

#### Site 14

Concerns were expressed by the Townhill Park Residents Association about loss of views from residents of Hillgrove Road. However, development of this site conforms to planning policy. Further design and layout revisions have taken place since September to refine and improve the proposals.

## **10. Next Steps**

As the design proposals continue to develop the Council will recognise residents' views and where possible will take these into account.

There will be further opportunities for the residents to view and comment on the proposals prior to submission of the planning application.

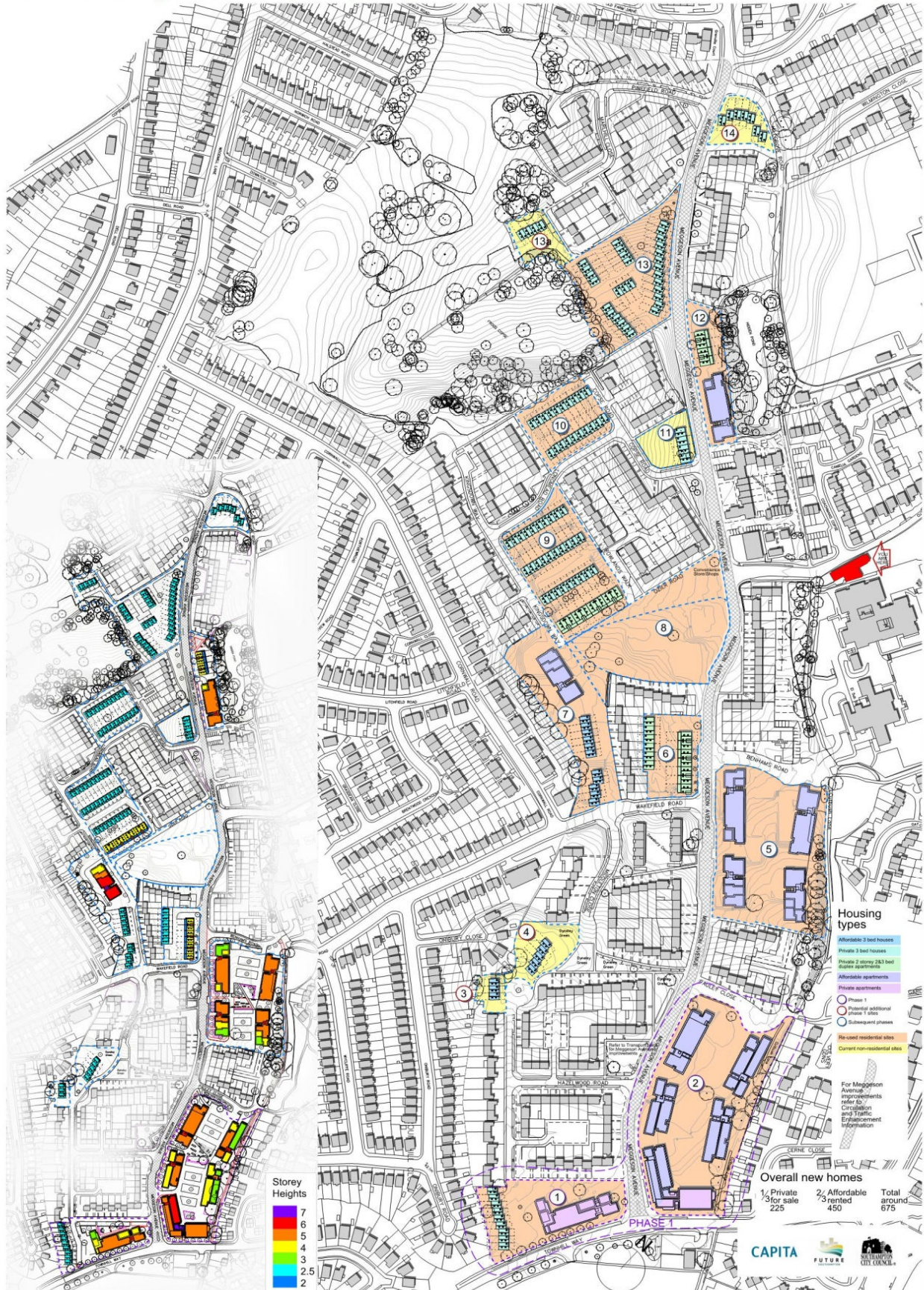
The intention is to submit a planning application in the spring of 2015. As part of this process residents will have a further opportunity to participate in the statutory consultation process associated with the Planning Authority.



# Appendix 1 – September 2014

## Townhill Park Regeneration Proposed plan for new homes

Subject to further detailed design and planning consent



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1:1000 @ A0

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The **public sector Equality Duty** (Section 149 of the Equality Act) requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people carrying out their activities.

The Equality Duty supports good decision making – it encourages public bodies to be more efficient and effective by understanding how different people will be affected by their activities, so that their policies and services are appropriate and accessible to all and meet different people’s needs. The Council’s Equality and Safety Impact Assessment (ESIA) includes an assessment of the community safety impact assessment to comply with section 17 of the Crime and Disorder Act and will enable the council to better understand the potential impact of the budget proposals and consider mitigating action.

<p><b>Name or Brief Description of Proposal</b></p>	<p>Townhill Park Regeneration</p>
<p><b>Brief Service Profile (including number of customers)</b></p>	<p>Estate Regeneration Objectives; Taking a comprehensive approach to renewal in order to transform neighbourhoods into places where people want to live for years to come the main outcomes will be;</p> <ul style="list-style-type: none"> <li>• Maximising the number of new homes, including family homes, as part of the re-development.</li> <li>• Promoting mixed communities made up of affordable and private homes.</li> <li>• Involving local people in developing and designing their community for the long term.</li> <li>• Providing shops and community facilities where needed and practicable</li> </ul>
<p><b>Summary of Impact and Issues</b></p>	<p>With the Council developing its own new housing SCC is better able to mitigate issues arising and to control the negative effects this has, such as by phasing development work, building new homes that reflect the needs of those on the local housing register, rather than meeting the demands of the private sale market.</p> <p>The new homes will be built to a modern, higher specification which provides an improvement on existing homes. They will have better energy efficiency and more adaptability, with the aim of allowing people to live in these homes for longer and less need for SCC as the housing landlord to make costly adaptations to the properties. Improved energy efficiency means reduced running costs for the properties.</p> <p>The new homes will be charged a rent at the Affordable Rent level, at 80% of the local market rent. This is higher than current rents existing SCC properties in the area and combined with a number of other welfare benefit changes may be a consideration when existing residents are deciding whether or not they wish to be considered for a return to the site after redevelopment.</p>
<p><b>Potential Positive Impacts</b></p>	<p>The general mix of homes will be based on current and future needs, better enabling the housing on the estate to meet the requirements of local residents.</p> <p>The implementation of the Townhill Park regeneration is being</p>

	phased to lessen the impact on residents and particularly of loss of local shops services.
<b>Responsible Service Manager</b>	<u>Sherree Stanley Conroy</u>
<b>Date</b>	

<b>Approved by Senior Manager</b>	<u>Barbara Compton</u>
<b>Signature</b>	
<b>Date</b>	

## Potential Impact

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions
<b>Age</b>	<p>New affordable homes will be allocated as per Lettings Policy. SCC may seek a percentage of wheelchair accessible dwellings over and above accessibility requirements of Building Regulations.</p> <p>There is potential for specifying housing types that meet the housing needs of the people on the housing register including specialist housing and supported housing.</p>	<p>Council guidelines on wheelchair liveable homes to be followed and set out in the specification.</p> <p>Ensure consistent implementation of the Council's adopted policies and plans.</p> <p>Ensure through design of the scheme that we can maximise mobility and accessibility in any new housing on the site and comply with the Lifetime Homes criteria.</p>
<b>Disability</b>	<p>New affordable homes will be allocated as per Lettings Policy. SCC may seek a percentage of wheelchair accessible dwellings over and above accessibility requirements of Building Regulations.</p>	<p>Council guidelines on wheelchair liveable homes to be followed and set out in the specification.</p> <p>Ensure consistent implementation of the Council's adopted policies and plans.</p> <p>Ensure through design of the scheme that we can maximise mobility and accessibility in any new housing on the site.</p>
<b>Gender Reassignment</b>	<p>New affordable homes will be allocated as per Lettings Policy. Decants will be managed in accordance with the Council's Decant Policy</p>	<p>Council's adopted policies and plans are publicly available to view and have been adopted previously without adverse impacts on this group. Ensure consistent implementation of the Council's adopted policies and plans.</p>
<b>Marriage and Civil Partnership</b>	<p>None identified</p>	
<b>Pregnancy and Maternity</b>	<p>New affordable homes will be allocated as per Lettings Policy. Decants will be managed in accordance with the Council's Decant Policy.</p>	<p>There will be a good range of family units provided on the new scheme including 2 bedroom apartments and 3 bedroom houses both for rent and sale.</p>
<b>Race</b>	<p>New affordable homes will be allocated as per Lettings Policy. Decants will be managed in accordance with the Council's Decant Policy.</p>	<p>Council's adopted policies and plans are publicly available to view and have been adopted previously without adverse impacts on this group.</p> <p>Ensure consistent implementation of the Council's adopted policies and plans.</p>
<b>Religion or Belief</b>	<p>New affordable homes will be allocated as per Lettings Policy. Decants will be managed in accordance with the Council's Decant Policy.</p>	<p>Council's adopted policies and plans are publicly available to view and have been adopted previously without adverse impacts on this group.</p>

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions
		Ensure consistent implementation of the Council's adopted policies and plans.
<b>Sex</b>	<p>New affordable homes will be allocated as per Lettings Policy. Decants will be managed in accordance with the Council's Decant Policy</p> <p>Council's adopted policies and plans are publicly available to view and have been adopted previously without adverse impacts on this group. Ensure consistent implementation of the Council's adopted policies and plans.</p> <p>There may be a disproportionate effect on women. Women are more likely to have child care responsibilities and form the larger percentage of single parents. May have more difficulty in finding suitable work. New benefits rules require single parents to actively seek employment when the youngest child reaches 5 ( previously 7)</p>	The Council are working with partner organisations including Jobcentre Plus to identify and support those to be affected by the benefit changes.
<b>Sexual Orientation</b>	New affordable homes will be allocated as per Lettings Policy. Decants will be managed in accordance with the Council's Decant Policy.	Council's adopted policies and plans are publicly available to view and have been adopted previously without adverse impacts on this group. Ensure consistent implementation of the Council's adopted policies and plans.
<b>Community Safety</b>	Good design will be sought to 'design out crime' through Secured By Design Secured by Design criteria to be followed and set out in the specification for developers to adhere to.	Ensure through design of the scheme that we can maximise security and minimise potential for anti-social behaviour in any new housing on the site and comply with the Secured By Design criteria.
<b>Poverty</b>	<p>Areas of deprivation are being regenerated. Local services to be sensitively managed during potential relocation e.g. shops.</p> <p>Issues at stages such as decant and contractor's selection criteria and the site specification have been highlighted for more attention and work to support resident's needs and wishes.</p> <p>The increase in rents to the affordable rent model may cause difficulties for those residents identified as being in poverty.</p>	<p>Estate Regeneration working with Allocations &amp; Housing Needs, and Economic Development &amp; Regeneration to maximise the social and economic benefits of the project.</p> <p>The Council is working with partner organisations to identify and support those most vulnerable. These measures include information and advice along with support into employment and training opportunities.</p>
<b>Other Significant</b>	<b>Cohesion</b>	

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions
<p><b>Impacts</b></p>	<p>This is a regeneration scheme and design will be a key part to ensure the community can mix and initiatives will be put in place upon completion to build a sustainable community.</p> <p>Issues at stages such as decant and contractor's selection criteria and the site specification have been highlighted for more attention and work to support resident's needs and wishes.</p> <p>Previous physical regeneration projects have shown the return of decanted residents is low. More work is required to understand this trend more fully, however current anecdotal evidence is that following a decant to another homes of their choice, most former residents forge links to their new location and opt to stay there rather than return. This could be in part because of the length of time between decant and completion of new homes, and also because some wanted to move away in the first place for various reasons.</p> <p><b>Health and Well Being</b></p> <p>There is a link between quality homes and state of health – providing new homes with improved SAP ratings and energy efficiency and accessibility so as not to contribute to health problems and to allow for living in them over a lifetime and able to adapt readily to changing circumstances of residents.</p> <p>Building for Life Criteria, Lifetimes Homes Criteria and Code for Sustainable Homes criteria to be followed and set out in the specification for contractors to adhere to.</p> <p><b>Green Purchasing</b></p> <p>Until construction method and type is known, this point cannot be confirmed but will be sought in the development, e.g. BREEAM and Code for Sustainable Homes.</p> <p><b>Contribution To Local Economy</b></p> <p>Provision of local services (shops) for the community to be managed sensitively. Minimising the disruption to local services and the loss of employment is being considered carefully in addressing how the existing community provision can be relocated or re-provided.</p>	<p>Estate Regeneration team are working with Allocations &amp; Housing Needs, and Skills &amp; Regeneration to maximise the social and economic benefits of the project including having an Employment and Skills Plan for the construction phase to ensure local employment and training opportunities..</p> <p>It is recommended that as benefit changes come in to effect that this aspect is kept under review.</p> <p>Ensure through design of the scheme that we can maximise mobility and accessibility in any new housing on the site. Inclusion of wheelchair liveable homes, going beyond Building Regulations and Lifetime Homes, in some new dwellings, so they are already adapted. Council guidelines on wheelchair liveable homes to be followed and set out in the specification for the new homes.</p> <p>The Code for Sustainable Homes and BREEAM criteria on sustainable sourcing of products and materials are followed and set out in the specification for contractors to adhere to.</p> <p>Phasing of development is being considered to manage this better.</p>

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