

DECISION-MAKER:	CABINET
SUBJECT:	TOWNHILL PARK REGENERATION FRAMEWORK / MASTERPLAN
DATE OF DECISION:	12 MARCH 2012
REPORT OF:	CABINET MEMBER FOR HOUSING

BRIEF SUMMARY

Southampton City Council has embarked on a major estate regeneration programme which has an essential part in the wider commitment of delivering growth and tackling economic deprivation and social disadvantage on Southampton’s Council estates

Estate Regeneration is also identified as a key component in delivering the City wide priority of sustained economic growth, contributing to the objective to deliver new homes and additional jobs.

This paper provides an update on progress with delivery of the Townhill Park Regeneration Framework and seeks approval to commence work to regenerate Townhill Park.

A Cabinet Report on the financial details of the proposal will be submitted to Cabinet on 16th April 2012.

RECOMMENDATIONS:

- (i) To approve the report of the Cabinet Member for Housing on the principles of the Townhill Park Regeneration Framework and Master Plan based on the modified Central Park option and to delegate authority to the Director of Economic Development to finalise the Townhill Park Regeneration Framework and Master Plan including commissioning and approving studies following consultation with Director of Environment, Head of Finance and IT and the Cabinet Member for Housing and Leader of the Council.
- (ii) To approve in principle the redevelopment of Townhill Park in three phases with the following zones in each phase:
 - Phase 1 comprising zones 1, 11 (interim uses), 25, 34, and 35
 - Phase 2 comprising zones 9, 11 (redevelopment), 12,19 20, 27 and 28
 - Phase 3 comprising zones 13, 14, 17, 24, 29, 30, and 33 including additional open space improvements incorporated in the Master Plan
and to delegate authority to the Director of Economic Development, following consultation with the Director of Environment, Head of Finance and IT and the Cabinet Member for Housing to move or amend zones within phases following completion of the remaining studies and to decide when to implement the additional open spaces and highways improvements incorporated in the Master Plan.

- (iii) To approve the virement of £156,000 in 2012/13 from the uncommitted Estate Wide provision for Estate Regeneration to the Townhill Park Master Plan budget in 2012/13 to enable the remaining studies to be completed and to increase, in accordance with finance procedure rules, approved spending limits for Townhill Park by the same amount.
- (iv) To delegate authority to serve Initial Demolition Notices as appropriate on all 3 Phases of the proposed redevelopment to the Director of Economic Development following consultation with the Cabinet Member for Housing, Head of Legal, HR and Democratic Services and Head of Finance and IT.
- (v) Subject to the affordability assessment, the availability of relevant HRA and General Fund budgets and the completion of the assessment of the delivery options:
 - To implement the current Decant Policy in relation to Phase 1 only,
 - To delegate authority to the Senior Manager Property and Procurement to negotiate and acquire by agreement any legal interests or rights held in respect of Phase 1, not held by the Council, using such acquisition powers as the Head of Legal HR and Democratic Services advises. In each case subject to confirmation from Capita, acting as independent valuers, that the price represents the appropriate Market Value.
 - To delegate authority to the Director for Economic Development, following consultation with the Director of Environment, Head of Finance and IT and Cabinet Member for Housing, and Senior Manager Property and Procurement to
 - Produce a Development Brief for Phase 1
 - Undertake a procurement process using the Homes and Communities Agency's Delivery Partner Panel (HCA DPP) Framework for Phase 1.
- (vi) To note that there will be a further report to Cabinet in due course seeking authority to approve a preferred bidder and seeking consent to dispose of the sites in Phase 1.

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. The Estate Regeneration programme has grown from the Phase 1 pilot at Hinkler Parade through to an Estate Regeneration Framework for Townhill Park, which is focused on developing a strategic approach to delivery across the estate.

- 2 Redevelopment provides the opportunity to deliver improved modern local facilities to meet the needs of residents. Redevelopment will provide a mixed tenure environment and good quality accommodation, together with significant improvements in the public and private realm on site, to ensure a cohesive and sustainable community.
- 3 Selecting areas of the city which are the most deprived, but have the greatest potential for housing gain will also contribute to the city wide priority of economic growth, and the Core Strategy target of delivering over 16,000 new homes between 2010 and 2026. Regeneration will provide the opportunity to tackle some of the socio economic challenges in the area.
- 4 Regeneration is supported by the community.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 5 The updated Housing Strategy 2011-15 and Housing Revenue Account Business Plan 2011-2041 approved by Cabinet on 4th July 2011 (and Council on 13th July 2011) confirm estate regeneration as a key priority for the Council.
- 6 This report proposes the delivery of the next projects within a programme of Estate Regeneration. The option of doing nothing would not achieve the Council's objectives of creating successful communities on our estates.
- 7 The option of doing nothing would result in a lack of strategic direction for the future of the area and a lost opportunity to meet the Council's objectives of economic growth.
- 8 The Estate Regeneration programme began with a pilot and one off sites, which has given the Council experience of regenerating housing, but is piecemeal. Taking a whole estate, as in Townhill Park, has allowed opportunities to deliver enhanced impact, which are not possible with a site by site approach.
- 9 Furthermore there has been considerable community consultation with local tenants and residents at Townhill Park, as part of the development of the regeneration framework, which has raised community hopes and expectations.

DETAIL

Core Principles of the Estate Regeneration Programme

- 10 The Estate Regeneration Programme is a key component in delivering the City wide priority of sustained economic growth. The programme is also key to tackling economic deprivation and social disadvantage on Southampton's Council estates.
- 11 The objective of the estate regeneration programme is to create successful communities on our estates where people will want to live in the future. Communities will be comprised of people of different ages and backgrounds, where work is normal for all who are able to. Homes and public spaces will be designed to provide safe and secure environments and local people will take an active involvement in ensuring the success of the community.

- 12 The outline principles of the programme are :
- Taking a comprehensive approach to renewal in order to transform neighbourhoods into places where people want to live for years to come.
 - Maximising the number of new homes, including family homes, as part of the re-development.
 - Promoting mixed communities made up of affordable and private homes.
 - Involving local people in developing and designing their community for the long term.
 - Providing shops and community facilities, where needed and practicable.
 - Promoting economic growth and the creation of jobs and training opportunities
 - Providing homes and an environment that positively contributes towards sustainable development

Townhill Park – The Case for Regeneration

- 13 Southampton City Council is the largest landlord in the South East of England with over 17,000 properties let to tenants and leaseholders. The Housing Revenue Account Business Plan 2011-2041 'Investment in our Homes, Investment in our Neighbourhoods' provides a long term plan for managing and improving the Council's own housing stock to contribute to the overall progression of wider corporate and city-wide goals such as tackling wider socio-economic issues in order to deliver real lasting change and maximise employment and training opportunities.
- 14 In 2009 Terence O'Rourke consultants were commissioned by the Council to identify capacity to accommodate renewal and housing growth across the Council's housing estates to 2026. Focusing on the city wide priority of sustained economic growth, and the Core Strategy target of delivering over 16,000 new homes, the capacity study recommended that to maximise housing growth through estate regeneration, the Council would need to focus on those sites which offered the most potential for housing gain (net increase on the existing properties). The Capacity Study identified Townhill Park as an area with the greatest potential for housing gain, with significant potential to grow in numbers of homes by 36.5% (at highest density levels).

Background for Commissioning the Townhill Park Study

- 15 On 4th July 2011 Cabinet approved the commencement of a programme of consultation and engagement with residents and stakeholders at Townhill Park and the appointment of consultants to prepare a Regeneration Framework document. Consultants CB Richard Ellis in association with Urban Initiatives and Ikon were appointed using the Homes and Community Agency's procurement panel and work began in August 2011.

Consultation – Estate Regeneration Programme

- 16 Consultation has been undertaken with a range of bodies in the development of the Estate Regeneration programme. Nationally, this includes the Homes and Communities Agency and Sub Regionally, the Partnership for Urban South Hampshire (PUSH). Locally, there has been consultation with tenants' representatives and trade union representatives. There has also been positive cross-party engagement

Consultation Process – Townhill Park

- 17 A leaflet was distributed to all residents in March 2011, advising of proposals to prepare a regeneration framework for Townhill Park. The feedback to date has generally been supportive of the proposals.
- 18 Formal consultation with residents commenced in late summer of 2011, once the consultants were appointed to deliver the Framework. Throughout the study there have been a series of public meetings held in order that the area's residents can be involved in shaping the proposals and to make comment. See Appendix 3.
- 19 A Neighbourhood Team has also been formed, which is made up of local volunteer residents and officers who work in the area. They have met on 3 occasions and worked with the consultants in shaping the vision and themes for improvement as well as exploring the various options for redevelopment. It is intended that this group will continue to meet through development and implementation.
- 20 Public consultation has been positive and those attending have been supportive of the need for transformational change and have supported redevelopment of the residential blocks in the area. At the initial public consultation in September 2011 the top of residents concerns was the quality of their open spaces and play facilities for young people.
- 21 However, at every meeting car parking in the area and especially traffic movement and car parking around the schools was raised as a major issue of concern. These issues will be examined in further detailed work as part of the proposed Transport Assessment. A summary of the public consultations is contained in Appendix 3.

Initial Results

- 22 The Townhill Park Regeneration Framework work has taken place in a number of stages:
- Stage 1: Baseline information including the physical, social and economic characteristics of the area
 - Stage 2: Options resulting from the agreed vision and themes
 - Stage 3: Regeneration Framework consisting of 3 elements: the Regeneration Framework, Delivery Framework, which includes the financial modelling and Socio-Economic Framework.

Stage 1: Baseline Information

- 23 This stage set out a broad understanding of the place, the people and the context for change and also included an Open Space Audit. The importance of raising educational aspirations and the provision of more opportunities for residents to train and access employment opportunities has always been an important priority for the Estate Regeneration programme. Therefore, the baseline contains an in depth study of the current socio-economic conditions in Townhill Park, which informs the Socio-Economic Development Strategy, which forms part of the Regeneration Framework.

Stage 2: Options including Vision and Objectives

- 24 The second part of the project agreed a vision for Townhill Park that; By 2021, residents of Townhill Park will be proud to live in a successful suburban family neighbourhood.
- The Neighbourhood Team explored a range of approaches to regeneration, which were shaped into the following options:
- 'Retain and Improve': a very light touch to making physical change
 - 'Village Green': a middle approach to change and redevelopment
 - 'Central Park': a maximum most comprehensive redevelopment option
- 25 Residents also agreed seven themes which would form an intrinsic part of delivering the vision. These are:
- A 'fantastic' community heart
 - Meggeson Avenue a safe and attractive public space with improved crossings
 - A transformed park and wonderful local greens and play spaces
 - A better walking, cycling and public transport connections locally and to the rest of the city
 - Healthy and well-designed socially-rented and private homes that address a variety of needs, with as many homes on the ground as possible
 - Successful local shops and community facilities
 - Greater social and economic opportunities
- 26 Improvements for each of the seven themes are included in each of the three options. They are not so great in the 'Retain and Improve' option and increase in scale through the 'Village Green' option to a maximum change in 'Central Park' option.

Options

- 27 The main characteristics of the 3 main options were as follows:

'Retain and improve' approach

- 28 Retain all existing buildings and provide some element of refurbishment. Retain Frogs Copse broadly as it is, and improve streets and open spaces in key areas. This approach would result in no major change or disturbance for local people, but also no major improvements for Townhill Park.

- Woodland, Wildlife and Play
Keep all woodland wildlife areas as they are, and build a new recreation area for young people at Frogs Copse and new playgrounds across the area.
- No Demolition
Retain all existing buildings, and make minor improvements to five-storey blocks. Carefully build a small number of new homes on a few vacant sites to fund wider improvements.
- Traffic Calming/Public Transport
Slow traffic and provide crossings on Meggeson Ave. Improve safety and traffic circulation at school drop-off area. Work with bus operators to improve local services, promote car clubs, cycling and walking.
- Refurbished Shopping Parade
Refurbish the existing shopping parade on Meggeson Avenue and open a new café/pub and convenience store

'Village Green' approach

29 Create a new Village Green at the heart of Townhill Park, replace some five-storey blocks and swap part of Frogs Copse to make it more accessible for local people. This approach would bring significant investment and improvements into the area, but result in some change and disturbance for local people.

- Village Green
Create a new Village Green at the heart of Townhill as a focus for community life
- Frogs Copse
Swap part of Frogs Copse with the same-sized area of housing land at Meggeson Ave, keeping all woodland and managing it for wildlife and people
- Replace/Improve 5-Storey Blocks
Replace some five-storey housing blocks with new and better houses, flats, and open spaces whilst refurbishing others to a high standard to improve entrances and reduce energy use
- Improved Route to Midanbury
Make a better walking and cycling connection to Cornwall Road to improve safety and access to Midanbury
- New Community Centre
Replace Moorlands Community Centre on Townhill Way to provide improved community facilities and enable development of the site.

'Central Park' approach

- 30 Create a new Central Park by swapping open space at Frogs Copse. Replace all five-storey blocks and some houses with new homes. This approach addresses all of the area's physical problems and would transform the area, but would cause significant disruption for local people.
- Central Park
Swap part of Frogs Copse with the same-sized area of housing land to create a new 'Central Park' at the heart of Townhill Park as a focus for community life
 - Replace All 5-storey Blocks
Replace all five-storey housing blocks with new houses, flats, and open spaces
 - Replace some 2-storey Houses
Replace some of the two-storey houses with new better quality homes in an improved layout
 - New Street link to Midanbury
Make a new street connection from Townhill Park to Cornwall Road to improve safety and access to Midanbury
 - New Shopping Parade
Build a new shopping parade on Meggeson Avenue, with a new café and neighbourhood convenience store
- 31 These three options were presented and tested at public consultation in December 2011. For each of the three options the public were asked to place stickers against all the themes in each of the 3 options to show their support. This was then used to gauge which option and which proposals under each theme were most popular. This information was used to inform the preferred Master Plan option, which is largely that of Central Park with some amendments, i.e. possible reduced homes on Frogs Copse (subject to ecology study) and a reduced size of a 'Village Green'.

Stage 3: The Regeneration Framework

- 32 Stage 3: The Regeneration Framework consisting of 3 elements: the Regeneration Framework, the Delivery Framework, which includes the financial modelling, which will be the subject of the Cabinet Report on 16th April 2012 and the Socio-Economic Framework
- 33 Regeneration Framework Preferred Master Plan Central Park modified
A copy of the Regeneration Framework including the Master Plan is contained in Appendix 2. (in the Members Room). The preferred Master Plan largely based on the 'Central Park' option includes:
- Creation of a new community heart, with a new village green in the centre of Meggeson Avenue, new local shopping facility and community focused café or pub.
 - Traffic calming measure on Meggeson Avenue including re-alignment around the Village Green

- The redevelopment of all the blocks in the area and the provision of 675 new homes. Housing details are included in more detail in paragraph 34 below. A range of open space improvements including improving Frog's Copse and Hidden Pond, the creation of a new central Village Green.
- New local shops in a mixed use development in the centre in association with the Village Green, including a new café/pub, new shops, services and re-provided Moorlands Community Centre on Townhill Way.
- Improved walking and cycling and transport connectivity including: improved access to amenities at Midanbury and improvements to pick up and drop off at the school and community centre and improvements to encourage walking and cycling.
- Car parking is recognised as a contentious issue and proposals aim to provide a range of parking improvements through comprehensive design.
- The socio-economic Framework will contain the strategy for improving access to employment and links to other city wide initiatives.

34 The following details around new housing provision are proposed as follows:

Housing Detail	Numbers
Current Numbers of Homes in the Study	817*
Number of Homes demolished	428
New homes built	675
Net Gain	247

This includes the provision of 380 affordable homes

* Number does not include 222-252 Meggeson Avenue which is currently being developed in Phase 2 of the Estates Regeneration programme.

Consideration of any development on any of the sites is subject to further studies and consultations. Numbers are currently being revised and are subject to further change once the technical work has been completed.

Phasing

35 The phasing programme has been selected on the basis that it:

- Delivers visible and transformative change early on in the project
- Provides a scale of sites in close proximity to each other that is attractive to potential partners
- Allows for significant levels of rehousing within Townhill Park for those tenants and residents directly affected by the regeneration programme
- Allows for phasing of the infrastructure such as improvements to parks, streets and community facilities.

- 36 Three phases of development are intended and zones that are likely to be included in each phase are set out below (this is subject to change once the technical work has been completed)
- Phase 1 – Zones 1, 11 (interim uses), 25, 34, and 35 in Years 1-3
- Phase 2 – Zones 9, 11 (redevelopment), 12, 19, 20, and 27 in Years 3*-6
- Phase 3 – Zones 13, 14, 17, 24, 29, 30, and 33 in Years 7-10
- Phases include additional open space and highways improvements incorporated in the Master Plan.
- (Sites 19 and 25 are particularly dependent for consideration on further work to determine their suitability.)
- * Phase 2 is intended to start before Phase 1 is completed

Delivery Vehicle Recommendations

- 37 A number of delivery vehicles have been considered and appraised as part of the masterplanning process.

Joint Venture (JV) Option

- 38 The joint venture option for the delivery of Townhill could be a structured partnership between the City Council and a private sector partner – normally anticipated to be a developer or a contractor /developer. The joint venture would be structured as a Company Limited by Shares or Guarantee or as a Limited Liability Partnership – the merits of these alternatives are not explored in detail here though the LLP route may offer benefits of tax transparency, particularly if development risk is taken.

Development Agreement

- 39 A more traditional approach to delivery of the Regeneration Framework is the use of a Development Agreement. The Development Agreement will pass market sale risk and return to the private sector and/or Housing Association partner.

Direct Development

- 40 The City Council would both lead finance and via a contractor partner deliver homes for both affordable and market sale. This would typically be structured via a fixed price Design and Build Contract through which homes for market sale and affordable could be delivered.

Council's Favoured Option for Delivery

- 41 A full evaluation of these options will be included in a report to Cabinet in April but the work to date indicated that the favoured option for delivery in Phase One of this project is to use a Development Agreement i.e. to work with one or more registered providers (known as Housing Associations or Registered Social Landlords) and private sector partners to deliver a more mixed community using the Homes & Communities Agency's Delivery Partner Panel (HCA DPP) Framework. This method is tried and tested, a Development Agreement is well understood and passes risk and benefit to the private sector and has been utilised previously by the City Council at Hinkler Parade and 222 to 252 Meggeson Avenue. Other delivery options will be reappraised for later phases of the project. The use of the Homes &

Communities Agency's Delivery Partner Panel (HCA DPP) Framework as a means to provide a quicker and more efficient procurement process was appraised in November 2011

Aspects Requiring Further Study

- 42 There are several aspects of the work that require further study before they can be finalised. These include:
- Extended Ecological Habitat Survey and detailed species surveys. This work is seasonal and is currently being commissioned. Its outcome may affect aspects of the framework proposals.
 - Completion of the Socio-economic Framework, due for completion at the end of March 2012.
 - Transport Assessment. It is necessary to carry out further more detailed analysis of transport in the area. This will include all aspects of transport including walking and cycling.
 - A Sustainable Urban Drainage Systems (SuDS) study assessing the physical, hydrological, and environmental parameters and showing concepts of how the drainage requirements will be accommodated
 - An energy assessment that sets out how the energy and CO2 requirements will be met. This involves assessing the sustainability options around demolishing buildings as opposed to retention, consideration of passive solar gain and renewables, and consideration of district heating
 - It is likely that all of the above reports could be included as chapters in a comprehensive Environmental Statement. A screening and scoping opinion should be submitted to assess the requirements.

RESOURCE IMPLICATIONS

Capital/Revenue

- 43 The costs of completing the current master planning work is estimated at £156,000 in 2012/13. This cannot be met from the current budget for Townhill Park master planning but there is an uncommitted budget in 2012/13 of £2,258,000 for Estate Wide estate regeneration. It is therefore proposed to transfer £156,000 from the general Estate Wide provision to the budget for Townhill Park master planning and to increase the approved spending limit for Townhill Park by the same amount.
- 44 The full financial effects of the Master Plan are currently being assessed. This covers the effect on the 30 year Housing Revenue Account (HRA) business plan and the General Fund.
- 45 This analysis will be based on the current Master Plan and will need to be updated once the further studies referred to in paragraph 42 are completed. The initial analysis will be reported to Cabinet in April 2012. This report will set the financial parameters within which the 10 year regeneration will take place.

- 46 As the Master Plan is revised the financial implications will be updated and it will be necessary to submit further reports if the costs of the regeneration programme exceed these parameters. It will also be necessary to submit further reports to obtain specific budget approvals as individual projects are implemented over the 10 year period.
- 47 The April report will also seek approval under Finance Procedure Rules for spending that will support the delivery of phase 1 of the regeneration programme.

Property/Other

Property

- 48 Within the area the Council owns the site of the former Local Housing Office and Moorlands Community Centre, the latter is shown as the space currently re-provisioned in the Master Plan.
- 49 Lettings of shops on Council estates are categorised as “social property” which recognises that the prime purpose for holding this type of property, and the way in which it is managed, is to support the service and community. The case for regeneration sets out the opportunities to provide modern retail units to serve the future requirements of the community
- 50 The commercial tenants will be compensated in accordance with statutory valuation procedures which will be specific to each tenant. The Estates Regeneration Team will produce and distribute information leaflets for residential tenants and property owners which set out their statutory compensation arrangements.
- 51 Consent to dispose of the sites, once a developer is secured, will require Cabinet approval. The Council’s Strategic Services Partner, Capita, is acting as the Council’s property advisor inputting into these projects.

Property Acquisition

- 52 This report seeks authority to acquire, where terms can be agreed, parcels of land which it would be desirable to incorporate within the potential regeneration sites now where Cabinet has given approval for consultation with residents to ensure these opportunities are not missed. These properties may be let out on a short term basis providing the Council with a fairly modest rental income pending site redevelopment. Care would be taken not to enter into any letting agreements that would result in the tenants obtaining security of tenure.

Other – Procurement

- 53 The Council’s Contract Procedures Rules govern the Council’s procurement of goods, services and works. These rules reflect European and UK Law. Options for procurement which are compliant with the Council’s Contract Procedure Rules will be further investigated.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

- 54 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-commencement prohibitions or restrictions that may exist.

55 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.

56 If approval is given in principle to the redevelopment of Townhill Park it is prudent to serve Initial Demolition Notices in the 3 Phases on existing secure tenants in the affected areas. This will have the effect of releasing the Council from its obligations under the Housing Act 1985 to complete sales in respect of any existing or new Right to Buy (RTB) applications. The Initial Demolition Notice therefore suspends all existing claims and any new ones made will also be suspended.

57 In order to extinguish the RTB completely, in the 3 Phases, 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 either have purchased all land not in its ownership or have concrete arrangements in place to purchase property which is not in its ownership and the demolition must be within 24 months of the service of the FDN.

58 Section 17 Housing Act 1985 permits the acquisition of land for housing purposes by agreement, or with the authorisation of the Secretary of State, compulsorily. With the consent of, and subject to any conditions imposed by the Secretary of State, a local housing authority may compulsorily acquire land for housing purposes notwithstanding the land may not be required for those purposes within 10 years from that date. There are also powers of acquisition in section 227 of the Town and Country Planning act 1990 to acquire land by agreement where the land is required for planning purposes.

Other Legal Implications:

59 None.

POLICY FRAMEWORK IMPLICATIONS

60 The updated Housing Strategy 2011-15 and Housing Revenue Account Business Plan 2011-2041 approved by Cabinet on 4th July 2011 (and Council on 13th July 2011) confirm estate regeneration as a key priority for the Council. The proposals in this report will contribute towards the achievement of these objectives.

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KEY DECISION? Yes

WARDS/COMMUNITIES AFFECTED:	Bitterne Park and Harefield wards.
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SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

Appendices

1.	Site Plan, Townhill Park Proposed Phases and Zones
2.	Townhill Park Regeneration Framework
3.	Summary of Consultation Townhill Park

Documents In Members' Rooms

1.	None.
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Integrated Impact Assessment

Do the implications/subject of the report require an Integrated Impact Assessment (IIA) to be carried out.	Yes
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Other Background Documents

Integrated Impact Assessment and Other Background documents available for inspection at: Members' Rooms

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
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1.	Stage 1 Baseline Report Stage 2 Report Options	
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