

JT CONSULTANCY

FORMER EASTPOINT DAY CARE CENTRE AND EDUCATION FACILITY

THORNHILL

SOUTHAMPTON

SO19 6PB



JOB NO:1183  
DECEMBER 2018

## A BRIEFING DOCUMENT FOR THE SOUTHAMPTON CITY COUNCIL PLANNING COMMITTEE

(REF: 18/01373/FUL)

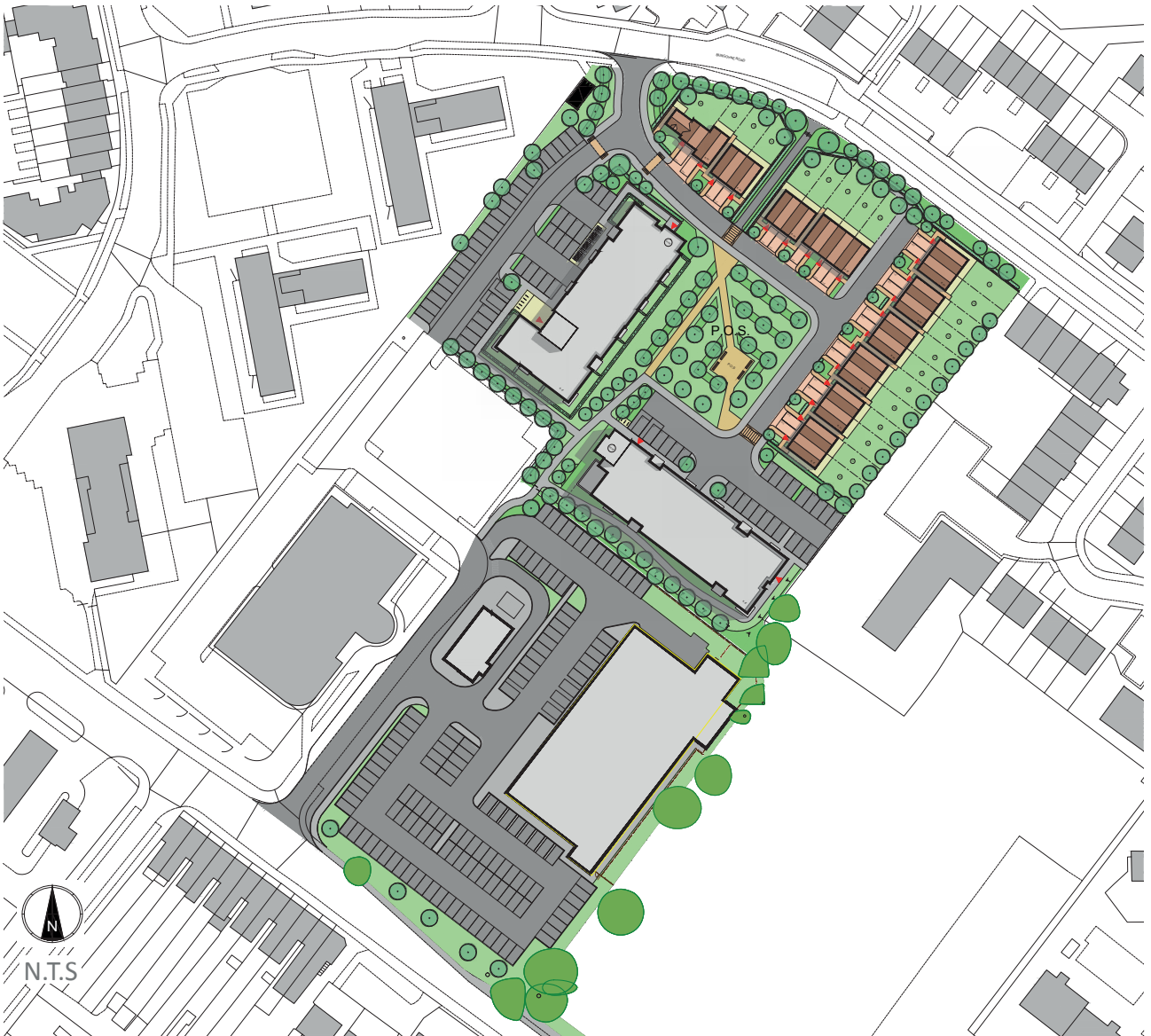
## 1.0 INTRODUCTION

1.1 This Briefing Statement supports the Planning Application (ref: 18/01373/FUL) for the redevelopment of the former Eastpoint Centre site to provide 128 residential dwellings with associated car parking, bin, cycle storage and landscaping. This statement will summarise the response made to the reasons for refusal suggested by officers within Southampton City Council, delegated committee report:

- ACCESS TO SOUTHERN LAND PARCEL AND RELATIONSHIP TO RETAIL STORE
- LOSS OF TREES
- AFFORDABLE HOUSING
- SECTION 106 AGREEMENT

1.2 Contrary to officers report, the current residential layout put before you has been designed in collaboration with the layout of the adjoining commercial development (18/00968/FUL), creating a comprehensive masterplan with strong linkage within the development and wider urban grain of the surrounding context.

1.3 The proposed development of this derelict brownfield site will bring much needed improvements in terms of housing, education, training, employment and further social benefits. Our client would urge members to consider this when reviewing the application before you.



## 2.0 RELATIONSHIP TO SOUTHERN LAND PARCEL VEHICULAR ACCESS

2.1 The proposed development upon both the commercial and residential land parcel have been submitted under separation planning applications. The Residential development should not be prejudiced as a result of the comments raised on the Aldi application ref:18/00968/FUL. The current design will enable the delivery of the residential development alongside the Aldi proposal or any alternative form of development.

2.2 The current recommendation for refusal proposed by officers for the adjoining commercial development are made against the highways access strategy, submitted as part of the planning application. The applicant (Aldi) and their highways consultant confirm that the original access strategy design is technically sound. However, to illustrate the applicants desire to deliver the commercial development which has seen great support from the local community through public consultation events, an alternative partially signalised solution as illustrated below has been put forward to highways for further consideration. The professional design team appointed by Aldi believe this to be a robust solution which will enable a right turn out of the development, without impacting upon the wider road network or planned infrastructure upgrades.

2.3 The applicant also stress the importance to consider the relationship the proposed access arrangement will have with their immediate neighbours. The current proposal will utilise the residential access from Burgoyne Road which is a secondary road currently serving the contextual residential and school functions. The commercial development, which will serve a mix of cars, vans and delivery lorries will take access from the primary Bursledon Road which is a key arterial route serving a mix of contextual uses.

## 3.0 RELATIONSHIP TO SOUTHERN LAND PARCEL BETWEEN USES

3.1 A detailed acoustic assessment has been commissioned by both applicants, prepared by Sharps Redmore, acoustic consultants (ref; R1 (final)-10.7.18-Burgoyne Road, Southampton 1817964-KJM). This technical document illustrates the appropriateness of the relationship between the residential apartment block and proposed Aldi store and it's service area.

3.2 Within section 6.11 of the officers report, reference is made to a separation distance of 13 meters from the residential development to the loading bay. Alongside the linear separation it is important to take into account the following:-

- The proposed service loading bay is approximately 1.5m below finished ground level, providing further visual and acoustic screening.
- The residential apartments in this block are located at 1st floor level above the undercroft parking provision. This once again assists in mitigating against any potential issues.
- Boundary treatment of close boarded timber fencing and tree planting will also mitigate the perceived impact of this relationship.

3.3 Officers make reference to good design and a cohesive masterplan. The applicant agrees and believe having apartments with frontage towards the commercial development to be appropriate, providing interaction and natural surveillance between uses rather than turning its back one another.



## 4.0 NORTHERN BOUNDARY - LOSS OF TREE

4.1 The supporting arboricultural impact assessment submitted with the application identifies some good but mainly poor quality shrub along the northern boundary.

4.2 The new proposed boundary fence would be approximately 2.5m away from the current site boundary. This will provide an opportunity to create further benefit to the public and users of Burgoyne Road through a deeper landscape verge, creating an openness along the public footpath. and softening of the built development beyond.



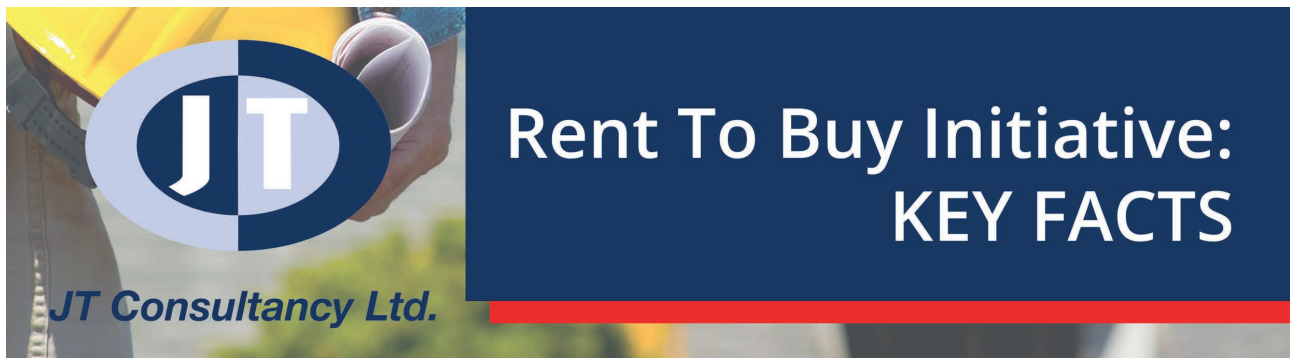
*Illustrative image demonstrating new boundary treatment*



*Illustrative image demonstrating existing tree*

## 5.0 AFFORDABLE HOUSING - RENT TO BUY

5.1 The quantum of affordable housing in the form of rent to buy dwellings, is currently 43% of the proposed dwellings which is way in excess of the policy requirements for CS15. The supporting brochure extract, (please see appendices) clearly demonstrates the benefits of the affordable housing our client is proposing.



A generation of young people and young families are being locked out of the housing market without a hope of ever sharing in the asset wealth of the generation before them. We've started our Rent To Buy scheme to set people free from a lifetime of renting. In the past two decades property prices have risen by 173%, but average pay for the next generation of homeowners has only risen by 19%.

Getting together the deposit to buy a property, and earning enough to qualify for a mortgage, are the major obstacles which prevent people from owning their own home. Our Rent To Buy initiative overcomes the major obstacles.

- Our Rent To Buy contract is over 3 years
- Buyers can choose to exercise the option to buy after year 2
- The sale price is fixed at the start of the contract, which provides certainty for the buyer and insulates against the effect of house price inflation in a rising market
- Rental payments will be equivalent to between 15%-25% of the sale price, equally split over 36 months. The monthly rent paid is not wasted money, it's saved to become the deposit when the Right To Buy is exercised after 3 years (2 years if that option is taken)
- All the rent paid at the end of 3 years (or 2 years if that option is taken) will become available as deposit money when the Right To Buy is exercised. This means that the rent paid is being put to good use, and not just disappearing into a landlord's pocket
- The amount the buyer will need to borrow will be considerably less as the amount they paid in rent for the last 3 years will go towards the cost of the property in the form of a deposit
- After 3 years there is the possibility for the tenant to extend the period and still purchase under the Rent To Buy initiative, beyond the 3 year period. Each request to extend will be dealt with on a case by case basis.
- The value of the property will potentially increase over the 3 year period, but, very importantly, the sale price is fixed at the start of the 3 year period
- Purchasers will benefit from a minimum 99 year lease at the end of the Rent To Buy contract (only applicable on apartments and leasehold dwellings)
- Purchasers will fully own the property, as opposed to shared ownership schemes where the purchaser only owns part of the property
- It is our vision to make our properties affordable

5.2 Our client provides every opportunity for the tenant to purchase their own home as set out in the literature provided.

5.3 The latest national guidance on affordable housing provision, as set out within the 2018 NPPF, highlights that 'Rent to Buy' is now an accepted form of affordable housing. It would appear that the case officer is suggesting this does not fit with the Council's requirement and is therefore giving no consideration to it, which is a short sighted approach to undertake. Whilst the latest NPPF guidance might not be consistent with the Council's policies on the matter, the NPPF is quite clearly a material consideration in any decision making, and it provides more up to date guidance on the matter than that set out within the Council's policies. Paragraph 213 of the NPPF confirms that 'due weight should be given to existing policies, according to their degree of consistency with this Framework'. It follows that if the Council's policies are not consistent with the Framework (including by their non-reference to 'Rent to Buy' schemes) then the weight afforded to them should be limited.

5.4 To demonstrate our commitment to the development and to work with officers on this matter, our client has offered an alternative solution to the affordable housing provision. This alternative would be to provide 44 apartments on the rent to buy model with a further 11 apartments as social rent in line with the suggestion in the NPPF and officer report under section 5.40.

5.5 To gauge further local community response to the proposed rent to buy model our client has commissioned further engagement through a leaflet drop and website. This communication has lead to 21 responses of which 18 are supportive of the model.

## 6.0 S106 AGREEMENT

6.1 Every effort has been made by our clients representatives to engage with Southampton City Council regarding S106 agreement as outlined on the timeline below;

- 5th September 2018 – Southampton legal team emailed RDT outlining requirements and requesting undertaking of £4,000 to be responsible for the Council's legal fees in connection with S106.
- 7th September 2018 – JTC solicitor wrote to Southampton Legal Team with requisite undertakings and requesting document issued for approval/discussion.
- 19th September 2018 – JTC solicitor wrote to Southampton Legal Team requesting update.
- 19th September 2018 - Southampton Legal Team responded that everything had been provided by us and that she was awaiting "full drafting instructions from her client department".
- 23rd October 2018 – JTC solicitor wrote to Southampton Legal Team requesting update.

6.2 Our client has no concern related to the requirement of the relevant contributions to be secured by way of a S106 agreement. This is evident within the previous S106 agreement entered into under the consented ref:- 16/01888/OUT.

## 7.0 CONCLUSION

7.1 The proposed developments upon the commercial and residential land parcel have been submitted as separate applications, and as such one application should not prejudice another, however both layouts have been prepared in collaboration to create a cohesive masterplan.

7.2 Our client is committed to the redevelopment of this vacant brownfield derelict site which is in desperate need of regeneration. The application before you will bring a variety of social benefits, including affordable homes, employment and innovative training.

7.3 JT Consultancy Ltd would like to thank members for taking the time to review the information provided and hope you can recognise the huge benefits the development will bring and would urge you to support their application.