

Appendix 5: Weston Lane Shopping Parade –Analysis of public consultation inclusion in the project brief

| Comments from Spring 2011 consultations (From Solent Centre for Architecture & Design Report) | Action – Incorporation into Development Brief? | How the bid responds to the Development Brief | Consultation comments from January 2013 | Further action? |
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| Shopping parade and surrounding buildings needed to be redeveloped. There should be sensitive redevelopment to improve the area | The redevelopment of the parade was acknowledged from the outset of the brief with design standards set out to ensure this was done sensitively respecting the existing character of the area. (Also noting the need to balance this with wanting to create a modern approach into the design of the site.) | The proposed design has sought to address the criteria specified in the brief. The brief set out criteria for legibility of the site, open space, where the retail use should be located, accessibility and massing of the site, active frontages and amenity space standards. | Overall people considered the proposals would improve the site and lift the area as a whole. | Project Manager to feedback consultation comments to developers and their architects to maximise the benefits of the redevelopment to enhance the area |
| Rear deck access is unsatisfactory | Design standards were set out in the brief for active frontages along all Weston Lane, Wallace Road and Kingsclere Avenue | The proposals set out no rear deck access across the site. | No specific comments were made about this during the consultations. | Secured By Design assessment will be needed to minimise potential for anti-social behaviour within the proposals. |
| Poor building quality on the existing site | Design standards sought the use of high quality materials | Detail on the proposed materials is not sufficient as yet | No specific comments were made about this during the consultations | More detail to be sought from the developers and to be confirmed during the planning process. |
| Redevelopment of the site should reflect the rest of the Weston area, as more | Design standards were set out in the brief for active frontages along all Weston | The proposals set out active frontages along Weston Lane, Wallace | The majority of comments made considered that the proposals did respect the | Refer back to the developers regarding overlooking concerns |

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| suburban in feel and traditional streets with front doors opening onto the street, with the redeveloped Hinkler Parade as a model | Lane, Wallace Road and Kingsclere Avenue | Road and Kingsclere Avenue with building heights stepped down to 2 storeys at Wallace Road, Weston Lane abutting the bungalows close to Camley Close and Kingsclere Avenue but at 3-5 storeys along Weston Lane. | suburban feel of the site. Some comments also considered the proposals would not improve the site, some considered the heights too high, although Somborne House is 6 storeys in height. | raised at Wallace Road / Weston Lane. |
| Removal of space for loitering and better surveyed spaces (such as the garages, car parking areas and precinct by the shops) | Design standards were set out in the brief for active frontages and to have overlooked open space | As above. | Concerns about overlooked open space in the middle of the development. | Refer back to architects and review with the Police as regards to Secured By Design. |
| A mix of houses and flats | <p>The target density set for the proposals was 60-75 dwellings per hectare with a minimum density set at 50 dwellings per hectare.</p> <p>50% of the homes to be private market sale and 50% to be affordable</p> <p>5% of the affordable housing being wheelchair liveable</p> <p>30% of the new homes meeting the planning policy</p> | <p>A proposal of 68-72 dwellings is set out, 38 houses (15* 2-bedroom and 23*3 bedroom) all private market sale, 32 flats (4* 1 bedroom, 15* 2 bedroom and 2* 3 bedroom all affordable) plus 8 further 2 bedroom shared ownership flats) A further 2 wheelchair liveable flats are to be provided.</p> <p>34% are family homes 56% private market sale to 44% affordable with 73% of the affordable homes being</p> | <p>Comments that the new properties will not be owned and managed by the Council and that there is a net loss of affordable homes on the site.</p> <p>Comments that the flats need to be accessible to those with mobility problems.</p> | Refer back to the developers and the housing association to confirm if there will be lifts in the apartment blocks. |

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| | criteria of being family homes (3+ bedrooms). | affordable rent to 27% being shared ownership. Density proposed is between 68-72 dwellings per hectare. | | |
| People wanted a less derelict-looking parade, fewer shops, maybe 3-4 would be acceptable | The brief set out having a minimum of 3 shops with a total of 600 square metres of floor space. A Library and Community Facility at 150 square metres of floor space was required in the brief. | 3 shops with a total of 600 square metres of floor space is proposed in addition to a library and community facility at 150 square metres | Comments were made with regards to insufficient community space provided. | Potential for community uses in the spare retail unit – although rent will be payable for this unit. The management arrangements for the Proposed Library & Community Facility have yet to be developed. |
| More car parking was needed for the doctor's surgery, and this could be addressed by the redevelopment of the site | 1 parking space per dwelling plus 10% visitor parking spaces and 20 car parking spaces for the shops was requested – this exceeds maximum planning policy requirements | 1 car parking space per dwelling is proposed plus 5 visitor spaces and looking to reach 20 car parking spaces to support the shops. | Residents at 24-38 Kingsclere Avenue have asked about the car parking and access arrangements close to them. Comments that what has been proposed is not sufficient. | Refer to developers with regards to the car parking and access arrangements at 24-38 Kingsclere Avenue. |
| Footpaths could be better maintained | No specific requirements were made with regards to footpath maintenance | | No specific comments were made about this during the consultations. | Discussions ongoing as to the future ownership and maintenance of the |

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| | | | | new paths in and around the redeveloped site |
| The corner of Wallace Road and Weston Lane is tight and dangerous | No specific requirements were made with regards to this part of the highway | The zebra crossing is to be re-sited as is the bus stop along Weston Lane to allow for lay-by car parking where the existing bus stop is located. Weston Lane to be traffic calmed to slow traffic speeds. | There are still concerns that this junction will be dangerous. | Refer back to the architects and the developer's civil engineers for further assessment. |
| Include green space within the development and better connections to Mayfield Park | Criteria for use-able open space at the site was set out as was a Home Zone area within the site designed to be an amenity area for residents. Improved connections to Mayfield Park were identified. | The green space between what is now Ashton House and Somborne House is proposed to be made more use-able by residents and overlooked by a terrace of 4 houses. Improved connections to Mayfield Park as part of site specific highways works have been identified. | This open space is considered not to be sufficiently over-looked and needs to be better surveyed and more use-able. Can there not be open space visible from Weston Lane and Wallace Road? There had been a comment that Mayfield Park needs to be improved with a better offer for young people to play. | Refer back to the architects as the use of this open space needs to be re-considered Check what likely planning contributions will provide in terms of play and improvements at Mayfield Park. |
| Remove the electricity sub station | No specific requirements were made with regards to removal of the electricity | This will remain on the site, but it may be the case that it will be re-clad / housed | Comments were made about the electricity sub-station being unsightly | Check back with the developers and SEB about re-cladding / |

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| | sub-station. | as part of the development. | | housing of the sub-station. |
| <p>New shops on the new parade could include:</p> <ul style="list-style-type: none"> Convenience store Post office Fast food / hot food outlet Library Provision for young people Pet shop Hairdresser Café 99p shop DVD rental shop McColls / Martin the newsagent Jobcentre / Link Job Club Co-Op <p>People also wanted continuity of provision during construction.</p> | <p>A Library and Community Facility at 150 square metres of floor space was required in the brief.</p> <p>No specific requirements were made with regards to the operators of the shops, although use classes for the shops were set out as were space requirements for the retail requirements.</p> | <p>A convenience food store is proposed at 400 square metres plus two retail units at 100 square metres. Discussions with Co-Op have taken place with regards to the convenience store and there have been other tentative discussions with an operator for a hot food unit. The third unit has no current end user identified. Discussions with Co-Op and the developer have taken place as to Co-Op operating from the unit they currently have a lease on at Archery Road.</p> | <p>Comments were made about whether Co-Op had to be the convenience store operator, they are seen to have a monopoly in the area and pricing is not considered competitive.</p> <p>A continuous post office provision was also wanted during construction.</p> | <p>Co-Op have been asked about their pricing – they have said this is consistent with their convenience store pricing.</p> <p>Mobile grocer service is being looked into.</p> <p>Discussions are continuing with the post office operator about how to provide a continuous post office during the construction works. A potential location for it has been identified.</p> |