

Southampton City Council

3833 Townhill Park Regeneration Framework Volume 1: The Masterplan

Appendix: Community Involvement Statement

| Version | Date | Author | Director | Notes |
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1 INTRODUCTION

This document sets out the programme, method and outcome of community involvement in the preparation process for the Townhill Park Regeneration Framework. It begins with a review of the different tiers of planning policy on community involvement, and sets out the council's strategy in involving residents and community representatives in Townhill Park. Each of six events is described in detail, clearly identifying the purpose, organisation, content and outcome of each, with more detailed information provided in appendices.

2 PLANNING POLICY CONTEXT

2.1 National Planning Policy

National policy emphasises the importance of consultation all levels of the planning hierarchy, from the national through to the local level. At the the highest level, Planning Policy Statement 1: Delivering Sustainable Communities (PPS1) highlights the importance of community involvement in the creation of sustainable communities. It states that "local communities should be given the opportunity to participate fully in the process for drawing up specific plans or policies and to be consulted on proposals for development" (paragraph 41). PPS1 also highlights the importance of understanding the characteristics of a community, to ensure that appropriate techniques are devised and successful consultation undertaken. Five requirements for effective community involvement are identified as follows:

- Tell communities about emerging policies and proposals in good time;
- Enable communities to put forward ideas and suggestions and participate in developing proposals and options. It is not sufficient to invite them to simply comment once these have been worked up;
- Consult on formal proposals;
- Ensure that consultation takes place in locations that are widely accessible; and
- Provide and seek feedback.

2.2 Local Planning Policy

At the local level, Southampton's 2006 Statement of Community Involvement (SCI) sets out how the council will involve the public in the planning and development of the city. The City Council's aim is "to involve the whole community in the planning process to create a strategy for development in Southampton that meets the aspirations of the widest possible range of people". It focuses on involvement in plan-making, i.e. on Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), and on involvement with individual planning applications. For each, the SCI identifies the appropriate methods for involving the community, from receiving comments via email or letter to holding events, workshops and informing people of planning issues through the media. It also emphasises the importance for developers to engage in pre-application discussions prior to submitting their planning applications. The SCI sets out how and when feedback should be provided on planning application decisions, and, where representations have been made, how these have considered in the final determination.

The council and its partners have also developed a good practice guide to consultation in accordance with the 'Southampton Compact between the public sector and the voluntary and community sector'. This document sets out options and preferred approaches to public consultation for projects of different types including those relating to service delivery, open spaces, and community facilities. It sets out a range of issues to consider in terms of engaging hard-to-reach groups and identifying consultation methods appropriate for local people and for the organisation(s) running the consultation.

While the Townhill Park Regeneration Framework does not have the status, scope or evidence base of a DPD or SPD, its area-based focus and comprehensive approach are of a much greater scope than an individual planning application. In addition, the Regeneration Framework involves a number of issues that should be considered in the context of service delivery as well as planning policy, for example, improvements in public open spaces and the reprovision of services provided in a local community centre. Therefore community involvement in Townhill Park should combine elements from the recommended approaches for the production of a Supplementary Planning Document (from the SCI), and for service delivery issues (from the Southampton Compact).

3 COMMUNITY INVOLVEMENT STRATEGY

The community involvement strategy has been designed to ensure that it complies with Southampton City Council guidance, and also to enable the Regeneration Framework to be considered for adoption as a Supplementary Planning Document at a later stage in such a way that it can build upon the existing community involvement process with an additional 6-week period of formal consultation. The involvement strategy is:

- Guided by a set of principles important to Urban Initiatives' ethos;
- Delivered through a tried and tested approach used by Urban Initiatives in projects and places of a similar nature; and
- Structured into a sequential programme of events which build towards a conclusion.

Each of these is dealt with in turn below.

3.1 Principles

Urban Initiatives is committed to the following principles in involving communities in the considering options for the future of their area. We will:

- Ensure that we are honest with key stakeholders and the local communities about the nature of our work and our ideas from the very outset – we want to gain people's respect and trust.
- Ensure that all processes and structures set up to facilitate information giving, consultation and engagement are informed by a thorough understanding of the socio-economic, demographic and cultural characteristics of the communities in the study area.
- Raise awareness of our work in the area, ensuring that local residents, stakeholders and the wider public are informed of our progress and that, where possible, individuals are able to actively engage in the process, particularly in appraising and refining options and preferred options.
- Seek, where possible, to use the masterplanning process as a means to build capacity and to develop skills amongst the community, so that local people have the confidence, skills and power to shape and influence the nature and scope of the project.
- Make use of existing structures, including local and borough wide community groups and community forums to assist in consultation.
- Promote and explain the purposes of the Regeneration Framework with the intention of creating a positive reputation and image of the area for both residents and the wider public – we want to raise the profile of the area and create a greater sense of pride amongst the local communities.
- Learn from other recent consultation exercises, to avoid duplication and consultation fatigue. We know that there are a project timetable – we need to make sure that we don't duplicate these efforts and that we work closely with the City Council's Communications team to avoid consultation fatigue.
- Ensure that all consultation material is thoughtfully presented, with clear and simple graphics and text.
- Ensure that all participation activities are properly recorded and documented so that it can be clearly seen who has been involved and how this involvement has helped to shape the emerging masterplan.

3.2 Approach

We worked to build a shared consensus around the regeneration framework through effective engagement with the community and stakeholders at various levels. This was guided by the following approaches.

We endeavour at all times to communicate clearly and openly, through the following approaches:

- Where possible, use graphic material in preference to text. This helps to avoid language and literacy barriers and will help to ensure that our communications are exciting and eye catching;
- Ensure written material and verbal presentations are clear and presented in plain English. Ideas and proposals are supported by plans and photographs;
- Acronyms, abbreviations and jargon are avoided and definitions provided for technical issues;
- At all times, we remember that community involvement is a two-way process. Our job is as much about listening and it is talking;
- When dealing with all individuals we, the consultant team, aim to demonstrate professionalism to ensure confidence in our ability to deliver real change in Townhill Park.

We work to overcome barriers to successful consultation, particularly where these are related to underlying issues of gender, ethnicity, disability, age, etc. Our experience suggests that the greatest barriers to effective consultation are often related to the complexity and abstractness of the planning process. We design the engagement process to maintain interest and enthusiasm for the project throughout its course and actively work with the community, using imaginative techniques, to demonstrate how their ideas can be successfully translated into the design process.

We are careful to record the feedback given by participants and report on the outcomes and how decisionmaking has responded. Throughout the masterplanning process outcomes, news and progress was documented and made available. We believe that everyone who invests their time in our work should know how their comments have helped to inform the planning and design process. At each event we will make reference to proceeding consultation, outlining how stakeholders have been involved and showing how their views have influenced progress.

Urban Initiatives approached community involvement in this way in numerous previous estate regeneration project and found that it is particularly valuable in building the capacity of local people to engage positively with planning issues in their area, and thereby leave a positive legacy of the Regeneration Framework preparation process.

3.3 Programme

Guided by the above principles, shaped by our approach, and drawing on the recommendations of the Statement of Community Involvement and the Southampton Compact, the community involvement strategy was structured into a programme of events, in which we:

- Mounted public exhibition events at outset, options and preferred options stages;
- Recruited local residents to join a local panel (the 'Neighbourhood Team') to inform, shape, and scrutinise the development of the plan; and
- Ran interactive workshops with the Neighbourhood Team to develop and test ideas for the framework.

The sequence, purpose and outcome of events is summarised below, set out in more detail in the following sections, and supported by evidence presented in the appendices.

| Type | Date | Purpose | Outcome |
|--|--|--|---|
| Exhibition Event 1: Introducing the Process | 17 th Sep 2011 | Introduce Regeneration Framework Process, Recruit Neighbourhood Team | Regeneration priorities identified. 20 local residents recruited to Neighbourhood Team. |
| Team Event 1: Townhill Park Vision | 4 th Oct 2011 | Brief Neighbourhood Team. Consider the type and degree of change local people would support in Townhill Park. | Conclusion that only moderate-to-major change will meet resident's expectations. |
| Team Event 2: Townhill Park Challenge | 5 th Nov 2011 | Use a bespoke game board to play out and generate different options for the framework. | Six very different options developed, ranging from total refurbishment to comprehensive redevelopment. |
| Exhibition Event 2: Different Approaches to Regeneration | 10 th Dec 14 th Dec 2011 | Seek opinions on three different approaches to regeneration: <ul style="list-style-type: none"> • Retain & Improve (Total refurbishment) • 'Village Green' (Partial redevelopment) • 'Central Park' (Comprehensive redv.) | Clear support for moderate-to-major change as set out in the 'Village Green' and 'Central Park' approaches. |
| Exhibition Event 3: Preferred Option | 21 st Jan 2012 | Present a preferred option, representing a combination of the 'Village Green' and 'Central Park' approaches. | Identification of concern on a number of issues outstanding regarding transport, housing, and local facilities. |
| Team Event 3: Draft Regeneration Framework | 20 th Feb 2012 | Presentation of the draft regeneration framework, and response to issues previously raised in the exhibition events | Strong expression of interest by Neighbourhood Team members for continuing involvement in planning the future of Townhill Park. |

Figure 1. Townhill Park consultation programme.



Figure 2. Exhibiton 1: Introducing the process

4 EXHIBITION 1: INTRODUCING THE PROCESS

4.1 Purpose

The primary purpose of the first event was to introduce local people to the process through which the Regeneration Framework will be prepared for their area. A secondary purpose was to recruit a 'Neighbourhood Team' to provide the consultant and client team with briefing and feedback on project proposals.

4.2 Attendance

Exhibition 1 took place at Townhill Park Community Centre on 17th September 2011. The event was facilitated by officers from Southampton City Council, supported by Justin Carty of CBRE and Dan Hill of Urban Initiatives.

4.3 Content

The event involved a large interactive exhibition set out in the following way:

Panel 1: Where

Large aerial photo

Residents requested to identify where they live

Panel 2: Why

Why a masterplan / Why now? Background information

Residents requested to identify priorities

- Education & Young People
- Housing
- Parks, Play, & Open Space
- Transport
- Shops & Cafés
- Health & Community Services
- Jobs

Panel 3: What

What is a masterplan / What will it mean for you

Setting out the programme and introducing the client and consultant team leading the process

Panel 4: When

When will improvements start to happen?

Identifying potential "Early Wins" and "Later Gains"

Panel 5: How

How can you get more information, how can you get more involved

Introducing the concept and purpose of the 'Neighbourhood Team'

Feedback was sought in three ways:

1. Attendees were requested to identify where they live and to indicate their regeneration priority by placing a 'sticky dot' on the relevant issue identified on the display boards;
2. Comments were requested from attendees (and in some cases transcribed on their behalf) on post-it notes attached to exhibition panel; and
3. Residents were invited to join the 'Neighbourhood Team'

4.4 Outcome

Residents attending the exhibition came from most parts of the Townhill Park area, and also included some people from the residential areas to the north and east. The principal outcome of the event was an identification of the priorities which local people wish the regeneration framework to address, a summary of which is set out in Figure 3 below. In addition, over 20 local residents were recruited to take part in the Neighbourhood Team.

| Priority issue for change | No. of Residents | Main issues identified |
|----------------------------------|-------------------------|---|
| Parks, Play & Open Spaces | 40 | <ul style="list-style-type: none"> • Need for better recreation facilities and maintenance in public open spaces; |
| Housing | 35 | <ul style="list-style-type: none"> • Poor condition of existing flats and maisonettes; • Demand for new houses not flats; |
| Shops & Cafés | 24 | <ul style="list-style-type: none"> • Better local shops; |
| Transport | 19 | <ul style="list-style-type: none"> • Carparking problems generally, particularly in the vicinity of the school and community centre; |
| Education & Young People | 17* | <ul style="list-style-type: none"> • Lack of activities for young people; |
| Health & Community Services | 14 | <ul style="list-style-type: none"> • Demand for local doctor/dentist in Townhill Park; |
| Jobs | 13 | |

Figure 3. Summary of responses at Exhibition 1.

* Note this figure may reflect the relatively small number of young people who took part in the event.



Figure 4. Team Event 1: Townhill Park Vision

5 TEAM EVENT 1: TOWNHILL PARK VISION

5.1 Purpose

The overarching purpose of the first event was to build capacity in local people to engage with the regeneration process. The consultant team introduced the roles and responsibilities of members of the Neighbourhood Team, and the process through which the regeneration framework will be prepared. The aim of the workshop event was to consider what makes a successful neighbourhood, and the type and degree of change local people would support in Townhill Park in order to deliver it.

5.2 Organisation

Team Event 1 took place at Townhill Park Community Centre on 4th Oct 2011, and took the form of a structured workshop. The event was facilitated by officers from Southampton City Council, supported by Marcus Wilshere, Dan Hill, and Conor Moloney of Urban Initiatives.

5.3 Content

The team event was structured in the following way:

| Session | Description |
|---|---|
| Introduction | Introducing the client and consultant team and residents to each other Describing the purpose and evidence base for change in Townhill Park Setting out the programme for production of the masterplan. |
| Identifying the priorities | Reporting on the findings at Exhibition 1. |
| Discussing what makes a successful neighbourhood | Slideshow presentation structured using best practice urban design criteria, and facilitated workshop to discuss how Townhill Park can become more successful. |
| Discussing the level of change needed in Townhill Park to make a successful neighbourhood | Considering the advantages and consequences of different degrees of change, and their scope to deliver the qualities of neighbourhood that local people desire. |

Feedback was sought through the use of large sticky notes on which team members comments were recorded.

5.4 Outcome

The clear conclusion of the event was that only moderate-to-major change will meet resident's expectations for significant improvement in the quality of their accommodation and the layout of the external spaces in the estate.

For a detailed report on respondents' preferences and comments, see Appendix B.



Figure 5. Team Event 2: Townhill Park Challenge

6 TEAM EVENT 2: TOWNHILL PARK CHALLENGE

6.1 Purpose

The purpose of the second team event was to work with residents to develop a number of different options for the framework, using a bespoke game board to literally 'play out' different degrees and configurations of change across the area.

6.2 Organisation

Team Event 2 took place 10am-1pm on Saturday 5th November 2011 at Townhill Park Community Centre, Meggeson Avenue. It was facilitated by officers from Southampton City Council, supported by Kelvin Campbell, Dan Hill, and Conor Moloney of Urban Initiatives.

6.3 Content

Urban Initiatives produced a bespoke game board based on an aerial photograph of the estate, with 35 areas identified for potential change. A set of playing pieces or 'tiles' were provided to enable residents to indicate what they would like to happen in each area if they wanted it to change, including:

- Residential refurbishment
- Residential redevelopment (low density=houses)
- Residential redevelopment (medium density=houses+flats)
- Mixed-use redevelopment
- Open Space—Play space
- Open Space—Sports
- Open Space—Village Green
- Open Space—Park
- Etc.

Team members were briefed on the game and invited to join together to 'play out' different combinations of different types of change in the area. As tiles were played on the game board, the impact on the deliverability of the project was monitored using an excel spreadsheet system, enabling players to understand the general relationships of development density, housing mix, and open space in terms of costs and values.

6.4 Outcome

In total the game was played six times by different groups of residents (see Figure 6), producing different combinations of refurbishment, redevelopment and open space set out on a site-by-site basis. These ranged from major redevelopment to selective redevelopment to substantial refurbishment, and variants thereof. None of the games as played was assessed as viable in outline terms, due to the low development density proposed in all options.

For a detailed report on each game, see Appendix C.

| Zone No. | Area of change | Game 1 Major redevelopment | Game 2 Start with the Park | Game 3 Selective Redevelopment 1 | Game 4 Selective Redevelopment 2 | Game 5 Refurbishment 1 | Game 6 Refurbishment 2 |
|-----------------|---------------------------------------|--------------------------------------|--------------------------------------|--|--|-----------------------------------|-----------------------------------|
| 1,33,34,35 | Townhill Way frontage | Redevelop Mixed-use | Redevelop | Redevelop | Redevelop | Part Refurbish Part Redevelop | Refurbish |
| 29,30 | Paulet Close - Benhams Road | Redevelop | Part Refurbish Part Redevelop | Retain Redevelop | Part Refurbish Part Redevelop | Part Refurbish Part Open Space | Part Refurbish Part Open Space |
| 11 | Shopping Parade & The Ark | Redevelop Mixed-use | Redevelop Mixed-use | Redevelop Mixed-use | Redevelop | Redevelop Mixed-use | Redevelop Mixed-use |
| 12 | Ozier Road area | Village Green | Village Green | Village Green | Redevelop Mixed-use | Village Green | Village Green |
| 14,17 | Blocks on Kingsdown Way & Longmead Rd | Redevelop | Redevelop | Retain Redevelop | Part Refurbish Part Redevelop | Redevelop | Redevelop |
| 19, 20 | Frogs Copse & Site 20 | Extend & Redevelop | Extend & Redevelop | Extend & Redevelop | Extend & Redevelop | Extend & Redevelop | Extend & Redevelop |
| 24 | Blocks at Hidden Pond | Redevelop | Refurbish | Redevelop | Refurbish | Open Space | Open Space |
| 25 | Open land at rear of site 23 | — | — | Redevelop | Redevelop | Redevelop | Redevelop |

Figure 6. Outcome of Townhill Park Challenge. Hatched areas indicate those where a mix of approaches was proposed.

Townhill Park Masterplan

"Village Green" approach 5

Create a new Village Green at the heart of Townhill Park, replace some five-storey blocks and swap part of Frogg 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.

1 Village Green
Create a new Village Green at the heart of Townhill as a focus for community life.



Frogg Copse
Locate wildlife and other nature off limits to be combined with any other use to make about doubling the size of Frogg Copse if possible. There will be no need to reduce the amount of park space in Townhill Park.



2 Frogg Copse
Swap part of Frogg Copse with the same-sized area of housing land at Blagden Road, keeping all woodland and managing it for wildlife and people.



3 Replace/Improve 5-Storey Blocks
Remove some five-storey blocks with some and better houses, flats, and open spaces while maintaining others to a high standard to improve retention and reduce energy use.



4 Improved Route to Midlandary
Make a better walking and cycling connection to Cornwall Road to improve safety and access to Midlandary.



5 Revitalize Woodlands Site
Revitalize site at Woodlands Community Centre on Townhill Way to provide a mix of uses.



This is an example of how the "Village Green" approach could look...



Legend

- Green: Village Green
- Blue: Frogg Copse
- Orange: 5-Storey Blocks
- Red: Improved Route
- Yellow: Woodlands Site

Legend

- Green: Woodland
- Blue: Open Space
- Orange: Residential
- Red: Commercial
- Yellow: Public Space

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Figure 7. Exhibition Event 2: Different approaches to regeneration

7 EXHIBITION 2: DIFFERENT APPROACHES TO REGENERATION

7.1 Purpose

The purpose of Exhibition 2 was to seek residents' opinions on a draft 'vision' to guide the regeneration framework, and on three different approaches to regeneration. The vision statement was based on the outcome of the first Neighbourhood Team event. Each of the approaches was based roughly on the framework options generated at the second Neighbourhood Team event, though modified to improve their viability.

7.2 Organisation

Exhibition 3 took place at Townhill Park Sure Start Centre, 10am-2pm Saturday 10th Dec and 6-9pm Wednesday 14th Dec 2011. Both events were facilitated by officers from Southampton City Council, and at the former they were supported by Conor Moloney of Urban Initiatives.

7.3 Content

The exhibition was set out on a series of display panels as follows. Those attending were provided with comment notes and sticky dots to fix to the boards to indicate their approval or disapproval of different proposals.

| Panel | Description |
|----------------------------------|---|
| 1. Introduction | <ul style="list-style-type: none">- Introducing the client and consultant team and residents to each other;- Describing the purpose and evidence base for change in Townhill Park;- Setting out the programme for production of the masterplan. |
| 2. What could this mean for you? | Setting out information on: <ul style="list-style-type: none">- The type of refurbishment and new housing that could be included; and- The different ways the process could be managed and what that could mean for terms of leaseholders and freeholders. |
| 3. Vision statement | The vision statement proposed seven objectives relating to: <ul style="list-style-type: none">- A new public space at the heart of the neighbourhood;- Improvements to safety and landscaping on Meggeson Avenue;- New Housing with a majority of units on ground level;- Transformation of Frogs Copse and improved local open spaces;- Better local shops and community facilities;- Better walking and cycling routes and public transport services; and- Greater social and economic opportunities. |
| 4. 'Retain & Improve' approach | This approach would involve refurbishment of the existing five-storey development, and limited infill development on existing gap sites. An illustrative plan was provided, showing how this would impact on different parts of the study area. |
| 5. 'Village Green' approach | This approach would involve partial refurbishment and partial redevelopment of the existing five-storey blocks. |

Part of Frogs Copse is development for new housing, and the open space is reprovided on the eastern edge of the park in order to extend it to Meggeson Avenue. At the centre of the neighbourhood a small 'village green' is proposed, to provide a focus for community life. An illustrative plan was provided, showing how this would impact on different parts of the study area.

6. 'Central Park' approach

This approach would involve comprehensive redevelopment involving demolition of most of the existing five-storey blocks and replacement with a mix of houses and flats. A further part of Frogs Copse is development for new housing, and the open space is reprovided at the centre of the neighbourhood as a large 'central park', to provide a greater focus for community life. An illustrative plan was provided, showing how this would impact on different parts of the study area.

Feedback was sought through the use of large sticky notes on which attendees' comments were recorded.

7.4 Outcome

The vision statement met almost unanimous endorsement. While there was significant support for each of the three framework approaches, there was clear support for at least some demolition of five-storey blocks, and moderate-to-major change as set out in the 'Village Green' and 'Central Park' approaches. There was also a strong consensus against the demolition of any existing two-storey housing.

The project team noted that attendance at these consultation events may not have been fully representative of the Townhill Park population. There was good attendance from homeowners living in houses within and outside the area, but little attendance from tenants in flats and maisonettes.

For a detailed report on respondents' preferences and comments, see Appendix D.

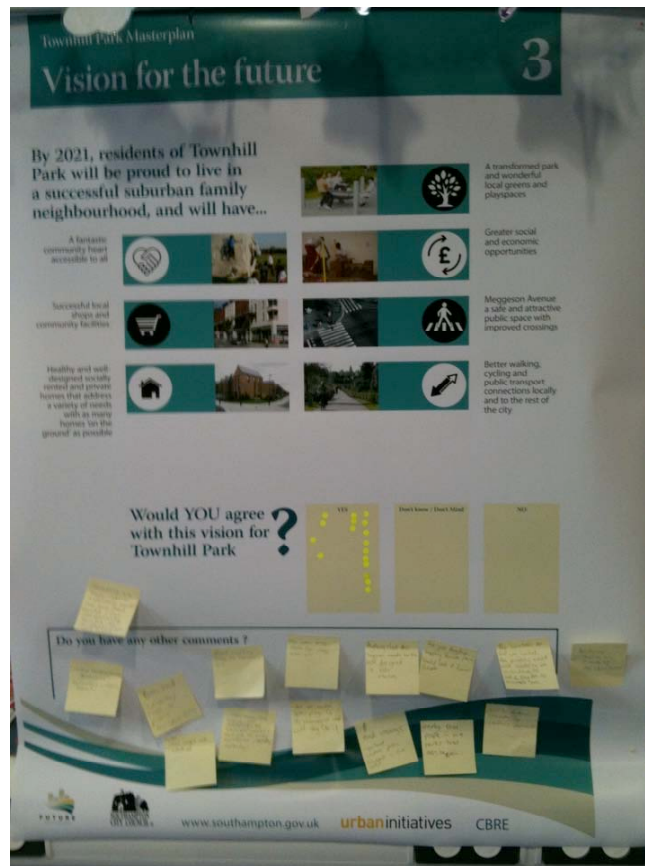


Figure 8. Exhibition Event 3: Preferred Option

8 EXHIBITION 3: PREFERRED OPTION

8.1 Purpose

The purpose of the third exhibition event was to present to the community for comment a single preferred option, representing a combination of the 'Village Green' and 'Central Park' approaches, in advance of preparation of the final framework document.

8.2 Organisation

Exhibition 3 took place at Townhill Park Community Centre, 10am-2pm Saturday 21st Jan 2012. The event was facilitated by officers from Southampton City Council, supported by Conor Moloney of Urban Initiatives.

8.3 Content

The exhibition was set out on a series of display panels as follows. Those attending were provided with comment notes to fix to the boards to provide specific feedback on the plan proposals.

| Panel | Description |
|-----------------------------------|---|
| 1. What is this exhibition about? | <ul style="list-style-type: none">- Introducing the client and consultant team and residents to each other;- Describing the purpose and evidence base for change in Townhill Park;- Setting out the programme for production of the masterplan. |
| 2. What could this mean for you? | Setting out information on: <ul style="list-style-type: none">- The type of refurbishment and new housing that could be included; and- The different ways the process could be managed and what that could mean for terms of leaseholders and freeholders. |
| 3. Vision statement | The vision statement proposed seven objectives relating to: <ul style="list-style-type: none">- A new public space at the heart of the neighbourhood;- Improvements to safety and landscaping on Meggeson Avenue;- New Housing with a majority of units on ground level;- Transformation of Frogs Copse and improved local open spaces;- Better local shops and community facilities;- Better walking and cycling routes and public transport services; and- Greater social and economic opportunities. |
| 4. Community Feedback | Setting out a summary of responses received at Exhibition Event 2, identifying the proposals that people were generally in favour of, and those they were generally against (No demolition of 5-storey housing, Replacement of 2-storey housing). |
| 5. What the plan could look like | An indicative arrangement based on a combination of elements from the Village Green and Central Park approaches, which includes: |

- Demolition of all 5-storey blocks and replacement with a mix of new houses and flats in street-based layouts; and
- Creation of new 'Village Green' in the heart of the area, with associated traffic calming of Meggeson Avenue.

A number of proposals were identified as requiring further consultation and study before final decisionmaking:

- Potential land swap between part of Frogs Copse and site at Meggeson Avenue to create a new area for young people's open space amenity, and releasing part of Park for housing development;
- Potential road layout changes to create a new street connection from Ozier Road to Cornwall Road;
- Potential mixed use redevelopment of The Ark and the adjacent parade of shops;
- Potential housing redevelopment at Dewsbury Court; and
- Potential housing redevelopment at the Moorlands Community Centre, with re-provision of services elsewhere.

6. Comments

A space provided for people to affix comment notes.

Feedback was sought through the use of large sticky notes on which attendees' comments were recorded.

8.4 Outcome

Residents responded positively to the proposals in general, however the consensus of comments identified a number of remaining issues of concern including:

- Transport: Traffic congestion, parking and drop-off issues at school require urgent attention and are a key consideration in any changes to road layouts and traffic management in the area;
- Housing: Strong desire against demolition of Dewsbury Court and against construction of new mews housing to the rear of Meggeson Avenue;
- Local facilities: Some concern at the proposal for a new pub in the area.

For a detailed report on respondents' preferences and comments, see Appendix E.



Figure 9. Team Event 3: Draft Regeneration Framework

9 TEAM EVENT 3: DRAFT REGENERATION FRAMEWORK

9.1 Purpose

The purpose of the event was to present the draft regeneration framework to Neighbourhood Team members, and and response to issues previously raised in the exhibition events

9.2 Organisation

Team Event 3 took place at Townhill Park Community Centre, 6.30-8.30pm Monday 20th Feb 2012. The event was facilitated by officers from Southampton City Council, supported by Conor Moloney and Jack Arnold of Urban Initiatives.

9.3 Content

Consultants Urban Iniatitives presented the principal proposals of the regeneration framework on a theme-by-theme basis, showing work-in-progress on the pages of the final document. For each proposal, Southampton City Council officers identified what were the relevant consultation responses and how they had been considered by the council in determining the final content of the regeneration framework. There was substantial time for questions and answers throughout the event. The event overran by approx 15 mins., and with the agreement of those attending, the discussion concentrated on the following themes:

- Community Heart;
- Meggeson Avenue; and
- Movement & Transport.

The event concluded with a general discussion of the principles guiding the phasing of the different proposals.

For further detail on the council's response to feedback, see Appendix F.

9.4 Outcome

Neighbourhood team members reiterated strong concern regarding transport and parking issues, particularly in terms of the school and community centre, and requested information and involvement in the Transport Assessment process. They also expressed continuing concern and dissatisfaction with the management and safety of the development site at 222-252 Meggeson Avenue. A number of people reported trouble with people breaking through the temporary fencing and entering the vacant building. The council representative noted people's concerns and committed to reporting these to the project manager with a view to urgent action. Accordingly there was keen interest in the phasing and co-ordination of delivery of the, and the principles through which the specific sequence of decant, demolition, and reconstruction would be handled. Neighbourhood Team members expressed strong interest in continuing involvement in planning the future of Townhill Park.

APPENDIX A: EXHIBITION EVENT 1, 17TH SEP 2011

| THEME | Comment |
|---|---|
| <p>Parks, Play & Open Space</p> <p>Number of residents identifying this theme as a priority: 40</p> | <ul style="list-style-type: none"> ▪ More parks and play areas needed for kids ▪ Parks and open areas ▪ Blocks at Kingsdown/Rowlands Walk need to be redeveloped, need to keep the parks, open spaces and woods locked after ▪ Community gardens, allotments ▪ Need to maintain a much higher standard of grounds maintenance ▪ Open space and trees are important. ▪ I would like a new park and more things to play on ▪ We want a new park ▪ Need more play parks ▪ We want a new park ▪ I would like a new park for my girls ▪ Communal areas in the blocks are awful (needles, poo, dirty & messy) ▪ Allotments for the community would be good – get kids involved ▪ Mixed age children play area |
| <p>Housing</p> <p>Number of residents identifying this theme as a priority: 35</p> | <ul style="list-style-type: none"> ▪ Benthams Road flats by Townhill Park School need to be redeveloped – they are terrible ▪ Must have shaver in the bathroom ▪ Underfloor heating does not work – too hot and stuffy in winter and poor thermostat control. Flat is cold and damp and miserable in summer and it is not cheap! ▪ I would change the way in which Housing Management is carried out by SCC ▪ Housing improvement required as a good deal of homes need upgrading ▪ As the area hasn't had any investments for years – most going to Thronhill – the estate has been neglected ▪ Kingsdown Way Maisonettes – upgrade of properties internally – plastering of walls, additional storage space, etc. Communal areas not been decorated for at least 15 years! Knock down Ark Pub. ▪ Need more houses – smaller houses with 1 or 2 bedrooms – more mix of housing in the area ▪ When are the empty block of flats going to be demolished ▪ Space standards ▪ More one bedroom flats for single people ▪ Flats are past their "sell buy date" need redevelopment ▪ Like the schools and area but need to improve the housing – the families with problems all live in clusters ▪ Where we live needs to be redeveloped – opposite the Ark – windows leak and have mould around them. ▪ Houses, not just flats |
| <p>Shops & Cafes</p> <p>Number of residents identifying this theme as a priority: 24</p> | <ul style="list-style-type: none"> ▪ Bigger shops ▪ Better shops ▪ Better shops and facilities |

| THEME | Comment |
|--|--|
| Transport Number of residents identifying this theme as a priority: 19 | <ul style="list-style-type: none"> ▪ Parking – impossible to drive down Coachmans Copse into Camelia Gardens during peak school hours ▪ Speed and condition ▪ Please get the buses to come at every time stipulated on brochure – main reason to get connection ▪ Reliable public transport - Ark = seat of problems ▪ Parking ▪ Parking ▪ Parking ▪ More waterproof bus shelters – I am a leaseholder please keep me updated on everything ▪ Parking, garage spaces, traffic speeding ▪ Less crime, more parking ▪ Security parking, CCTV ▪ Parking needs to be improved more and residents offered priority parking ▪ Parking is a major issue ▪ Parking and bus service ▪ Need more car parking ▪ Street parking causing danger in Coachmans Copse and Cutbush Lane ▪ Better parking facilities, improved repair times |
| Education & Young People Number of residents identifying this theme as a priority: 17* | <ul style="list-style-type: none"> ▪ To ask a few youngsters what they would like so as to get them off the streets, something for them to do, evenings for example ▪ Areas and activities for teenagers ▪ Teenager stuff and activities ▪ Youth activities ▪ Community spirit – more from the youth centres, more support from youth support workers ▪ More things for young people to do – young people need to respect property and people |
| Health & Community Services Number of residents identifying this theme as a priority: 14 | <ul style="list-style-type: none"> ▪ Want somewhere quiet and peaceful to live. No dentist – need dentist ▪ Local NHS dentist would be great. Shops and local housing office back. ▪ Working with community to resolve litter issues (especially working with children). Mixed age play area. Internal block decoration. ▪ Community spirit ▪ Need more opportunities for other community to get involved in activities and training opportunities ▪ Local doctors, surgery and dentist |
| Jobs Number of residents identifying this theme as a priority: 13 | <ul style="list-style-type: none"> ▪ Work that needs to be carried out is left and silly mediocre jobs are done when they make no sense |

*Note this figure may reflect the relatively small number of young people who took part in the event.

| THEME | Comment |
|--------------|--|
| Other | <ul style="list-style-type: none">▪ Outside space for single person homes. Acoustics – we need much better sound proofing from neighbours and road. Shops & cafes, better parking▪ Better paths for wheelchair users▪ Better lit public realm/paths. Better surface for walking on. Something for the kids to do. Drop in centre/café▪ I may lose my lock up garage. Parking, speed of traffic, tall trees at rear of 214 Meggeson Ave.▪ Coming out of my house in Dewsbury Cowl in my wheel chair I would like a hard path to the pavement as going across the grass is almost impossible in damp weather is very hard▪ Crossing outside Drewburys Court old people need assistance to cross the road▪ The block by the school needs to go they're a complete hazard▪ I'm a student and I need to sleep early at night, but because the Ark is in front of my house I can't. |

APPENDIX B: TEAM EVENT 1, 4th Oct 2011

| THEME | I want... <i>(Minor Change)</i> | <i>(Moderate Change)</i> | <i>(Major Change)</i> |
|--|---|--|---|
| Parks, Play, & Open Spaces | ... the trees left alone; ... to retain Cutbush Hidden Pond and improve the area around it, whilst preserving the wildlife; ... a safe place for children to play; ... tidy, clean and well maintained play areas; | ... the multisports court back on Frogs Copse – it was taken and never replaced; ... community garden allotments; ... a total overhaul of amenity green areas in consultation with the local homeowners/tenants; ... open spaces for families and different age groups; | ... parks in the local area refurbished to become safe; |
| Housing | | ... the facia to blocks improved; ... disabled access to flats with no lifts; ... No more under floor heating— more efficient heating; | ... I want a home nearer the ground with 'personal' space; ... Bungalows; ... More houses with gardens; |
| Shops & Cafés | ... a post box; | ... useful shops; ... local post box and post office; ... a pub for Sunday lunch where you can go with the family; ... a cost effective shop (not expensive), Tesco, possibly a post office; | |
| Transport | ... a crossing for school on Townhill Way; ... a crossing outside Densbury Court; ... cycle ways and speed control ... safe pathways to walk and cycle (in particular Cutbush Lane); | ... proper and adequate public transport running at all times; ... buses to travel Meggeson Ave.; ... adequate parking for existing and future residents; ... enough parking for schools, etc; ... more parking; | |
| Education & Young People | | | ... I want people to be proud of where they live so they will then look after it; |
| Health & Community Services | ... waste and recycling—number of bins, location of bins (large and small); ... the drains maintained; ... good lighting; | | |
| Jobs | | | |

APPENDIX C: TEAM EVENT 2, 5th Nov 2011

Game 1: Major redevelopment

(Frank, Meg, Frances, Natalie, Jenny)

| | |
|--------------------------------------|---|
| Townhill Way | Redevelopment to form a new mixed-use 'gateway' to the Townhill Park area; |
| Paulet Close – Benham Road | Redevelopment with new low- and medium-density residential development; |
| Shopping Parade & The Ark | Mixed-use redevelopment, with retail uses retained "so we don't have to walk up the hill to go to the shops"; |
| Ozier Road area | Provide a new 'village green' at junction of Meggeson Avenue and Ozier Road |
| Kingsdown Way – Longmead Road | Redevelopment with new medium-density residential development; |
| Frogs Copse | Extend park to Meggeson Avenue frontage and release northern edge of Frogs Copse for one block of new low-density and one block of medium-density residential development |
| Blocks at Hidden Pond | Redevelopment with new low-density residential development; |
| Rear of site 23 | No change |

Game 2: Start with the park

(Kim, Ryan, children)

| | |
|--------------------------------------|---|
| Townhill Way | Redevelopment to form a new low-density residential 'gateway' to the Townhill Park area, with green space retained around Moorlands Community Centre; |
| Paulet Close – Benham Road | Refurbish Wimpey-no-fines blocks and redevelop A5-B5-C5 blocks with new low-density residential development; |
| Shopping Parade & The Ark | Mixed-use redevelopment of The Ark and parade, with retail uses retained; |
| Ozier Road area | Provide a new 'village green' at the junction of Meggeson Avenue and Ozier Road |
| Kingsdown Way – Longmead Road | Redevelopment with new low-density residential development; |
| Frogs Copse | Release northern edge of Frogs Copse for one block of new medium-density residential development, fronting onto new multi-use games area within park; |
| Blocks at Hidden Pond | Refurbish |
| Rear of site 23 | No change |

Game 3: Selective redevelopment 1

(Geoff, Janet, Karen)

| | |
|--------------------------------------|---|
| Townhill Way | Redevelopment to form a new medium-density 'gateway' to the Townhill Park area; |
| Paulet Close – Benham Road | Retain Wimpey-no-fines blocks and redevelop A5-B5-C5 blocks with new low-density residential development; |
| Shopping Parade & The Ark | Mixed-use redevelopment of The Ark and parade, with retail uses retained; |
| Ozier Road area | Provide a new 'village green' at junction of Meggeson Avenue and Ozier Road |
| Kingsdown Way – Longmead Road | Redevelop Rowlands Walk, retain Longmead Road. |
| Frogs Copse | Extend park to Meggeson Avenue frontage and release northern edge of Frogs Copse for two blocks of new low-density residential development; |
| Blocks at Hidden Pond | Refurbish existing Wimpey-no-fines blocks. |
| Open land at rear of site 23 | New low-density housing |

Game 4: Selective redevelopment 2

(Derek)

| | |
|--------------------------------------|--|
| Townhill Way | Redevelopment to form a new medium-density residential 'gateway' to the Townhill Park area, with green space retained around Moorlands Community Centre; |
| Paulet Close – Benham Road | Refurbish Wimpey-no-fine blocks, redevelop A5-B5-C5 blocks |
| Shopping Parade & The Ark | Redevelopment of site for medium-density housing; |
| Ozier Road | New shopping parade as part of mixed-use development; |
| Kingsdown Way – Longmead Road | Refurbish Rowlands Walk, redevelop Longmead Road |
| Frogs Copse | Extend park to Meggeson Avenue frontage and release northern edge of Frogs Copse for one block of new medium-density residential development; |
| Blocks at Hidden Pond | Refurbish existing Wimpey-no-fines blocks. |
| Open land at rear of site 23 | New medium-density housing |

Game 5: Refurbishment 1
(Jo, Paul, Lea)

| | |
|--------------------------------------|--|
| Townhill Way | Refurbishment of blocks to the south of Meggeson Avenue, redevelopment of block to the north, with green space and parking retained around Moorlands Community Centre; |
| Paulet Close – Benham Road | Refurbish Wimpey-No-Fines blocks, provide greens space at school |
| Shopping Parade & The Ark | Mixed-use redevelopment of The Ark and parade, with retail uses retained; |
| Ozier Road | Provide a new 'village green' at junction of Meggeson Avenue and Ozier Road |
| Frogs Copse | Release northern edge of Frogs Copse for one block of new low-density residential development, fronting onto park; |
| Blocks at Hidden Pond | |
| Open land at rear of site 23 | New low-density housing |

Game 6: Refurbishment 2
(Sue)

As for Game 5 apart from the following difference:

| | |
|---------------------|--|
| Townhill Way | Refurbishment of blocks north and south of Meggeson Avenue, with green space and parking retained around Moorlands Community Centre; |
|---------------------|--|

APPENDIX D: EXHIBITION EVENT 2, 10th & 14th Dec 2011

Residents were asked to indicate their view on different proposals by placing a sticker in boxes titled 'Yes', 'Don't Mind/Don't Know', or 'No'. The number of stickers corresponding to each question on each panel are set out below. Comments provided by residents are also transcribed and dated.

Panel 2 – What could this mean for you?

Comments

- Please refrain from building at rear of house on plot 28 due to main sewer and preservation order on trees and would deter wildlife such as badgers and green woodpeckers; (14th Dec 2011)

Panel 3 – Vision for the future

| Question | Event | Yes | Don't know Don't mind | No |
|--|---------------------------|------------|----------------------------------|-----------|
| Would YOU agree with this vision for Townhill Park? | 10 th Dec 2011 | 17 | 0 | 0 |
| | 14 th Dec 2011 | 34 | 1 | 1 |

Comments

Open Space

- Open Frog's Copse for play area; (10th Dec 2011)
- All for better open [space] / play if it's managed and will stay like it [is]; (10th Dec 2011)

Housing

- How will the leasehold properties be valued? Will I be able to buy another property nearby? (10th Dec 2011)
- No to higher density of housing population; (10th Dec 2011)
- More family housing on lower levels – not high up; (14th Dec 2011)

Transport & Movement

- Parking is a major problem, especially around the Sure Start centre and the community centre – for residents who live there; (10th Dec 2011)
- Better road crossings close to public transport routes; (10th Dec 2011)
- Road crossing close to Dewsbury Court; (10th Dec 2011)
- Road crossings important. Improve public transport in the area; (10th Dec 2011)
- Car parking; (14th Dec 2011)
- Bus services should be every ten minutes, but what if three buses come in a row! (10th Dec 2011)
- Think of sight impaired; (14th Dec 2011)
- Dangerous for kids; (14th Dec 2011)

Shops & Community

- Better local shops are needed; (10th Dec 2011)
- Commercial viability of the shops; (14th Dec 2011)
- Community café! Charity run if possible; (14th Dec 2011)
- Not just Meggeson Avenue Shopping Parade (The Ark). Should look like Premier Parade; (10th Dec 2011)

Other

- Is the consultation genuine? Will our views count? (10th Dec 2011)
- Anything that does happen needs to be well-designed, i.e. parks, homes; (10th Dec 2011)
- Employ local people in the works that may happen; (10th Dec 2011)
- The boundaries for Townhill Park are limited, the privately-owned end needs to be included to the end of Meggeson Avenue to Woodhill Lane; (10th Dec 2011)

Panel 4 – ‘Retain & Improve’ Approach

| Question | Event | Yes | Don't know Don't mind | No |
|---|---------------------------|------------|----------------------------------|-----------|
| Woodland, Wildlife & 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 | 10 th Dec 2011 | 15 | 0 | 0 |
| | 14 th Dec 2011 | 26 | 1 | 0 |
| 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. | 10 th Dec 2011 | 2 | 0 | 12 |
| | 14 th Dec 2011 | 3 | 1 | 24 |
| 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 | 10 th Dec 2011 | 15 | 0 | 1 |
| | 14 th Dec 2011 | 29 | 0 | 1 |
| Refurbished Shopping Parade Refurbish the existing shopping parade on Meggeson Avenue and open a new café/pub and convenience store | 10 th Dec 2011 | 11 | 4 | 0 |
| | 14 th Dec 2011 | 22 | 4 | 6 |

Comments

Open Space

- Yes for play only; (10th Dec 2011)
- Exercise area for older people in Area 32! (10th Dec 2011)

Housing

- Don't change Dewsbury Court; (10th Dec 2011)

Transport & Movement

- Need buses to go both ways through the estate. (10th Dec 2011)
- Problem with drop-off and community centre; (10th Dec 2011)
- Crossing outside Dewsbury Court; (10th Dec 2011)
- It's people that need calming not traffic! (10th Dec 2011)
- Yes to public transport, no to traffic calming; (10th Dec 2011)

Shops & Community

- Community-run café could be an informal place for community meeting and self-help. (10th Dec 2011)
- Agree with D, more shops not pub/café; (10th Dec 2011)
- Yes to café, no to pub; (10th Dec 2011)
- Don't like idea of café/pub; (10th Dec 2011)
- Keep the hairdresser; (10th Dec 2011)
- Existing shopping parade is under-used; (14th Dec 2011)
- There needs to be some demolition and redevelopment of the shopping parade in particular; (14th Dec 2011)

Other

Panel 5 – ‘Village Green’ Approach

| Question | Event | Yes | Don't know Don't mind | No |
|---|---------------------------|------------|----------------------------------|-----------|
| Village Green | 10 th Dec 2011 | 11 | 2 | 1 |
| Create a new Village Green at the heart of Townhill as a focus for community life | 14 th Dec 2011 | 23 | 2 | 1 |
| Frogs Copse | 10 th Dec 2011 | 6 | 5 | 1 |
| 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 | 14 th Dec 2011 | 15 | 9 | 1 |
| Replace/ Improve 5-Storey Blocks | 10 th Dec 2011 | 12 | 2 | 1 |
| 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 | 14 th Dec 2011 | 24 | 2 | 1 |
| Improved Route to Midanbury | 10 th Dec 2011 | 11 | 0 | 1 |
| Make a better walking and cycling connection to Cornwall Road to improve safety and access to Midanbury | 14 th Dec 2011 | 25 | 0 | 1 |
| Redevelop Moorlands Site | 10 th Dec 2011 | 13 | 0 | 2 |
| Redevelop site at Moorlands Community Centre on Townhill Way to provide a mix of uses | 14 th Dec 2011 | 24 | 0 | 4 |

Comments

Open Space

- If you live nearby open space, it can be an issue if it's not managed well. I agree with this suggestion; (10th Dec 2011)
- If it's managed and looked after. (10th Dec 2011)
- Village green hub to be near the school and shops; (10th Dec 2011)
- Village green at school entrance?; (14th Dec 2011)
- Frogs Copse for teenage recreation area, M.V.G.A etc; (14th Dec 2011)
- Area near school for younger children; (14th Dec 2011)
- Village green hub to be near the school and shops; (14th Dec 2011)

Housing

- Low rise new build. (10th Dec 2011)
- I want to stay in my block fronting onto Meggeson Avenue site 29/30. (10th Dec 2011)
- Refurbished blocks to have balconies; (14th Dec 2011)
- No building near hidden pond; wildlife, badgers, deer, foxes and woodpeckers; (14th Dec 2011)
- Refurbishment to include lifts to 5 storey flats; (14th Dec 2011)

Transport & Movement

- The roundabout needs to be redesigned in order to reduce speeds and manage traffic.
- Hills too steep to travel into Midanbury and needs to be improved; (14th Dec 2011)

Shops & Community

- No shops needed at this end. (10th Dec 2011)
- Need to keep 'communities team SCC' in the loop re: Moorlands CC and the volunteers that run it!; (14th Dec 2011)
- Shops need to stay in the centre of the estate; (14th Dec 2011)

Other

Panel 6 – ‘Central Park’ Approach

| Question | Event | Yes | Don't know Don't mind | No |
|--|---------------------------|------------|----------------------------------|-----------|
| Central Park | 10 th Dec 2011 | 6 | 4 | 2 |
| 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 | 14 th Dec 2011 | 16 | 4 | 2 |
| Replace All 5-storey Houses | 10 th Dec 2011 | 10 | 1 | 3 |
| Replace all five-storey housing blocks with new houses, flats, and open spaces | 14 th Dec 2011 | 21 | 1 | 3 |
| Replace Some 2-Storey Houses | 10 th Dec 2011 | 6 | 3 | 4 |
| Replace some of the two-storey houses with new better quality homes in an improved layout | 14 th Dec 2011 | 11 | 3 | 8 |
| New Street link to Midanbury | 10 th Dec 2011 | 8 | 2 | 1 |
| Make a new street connection from Townhill Park to Cornwall Road to improve safety and access to Midanbury | 14 th Dec 2011 | 17 | 2 | 3 |
| New Shopping Parade | 10 th Dec 2011 | 11 | 1 | 1 |
| Build a new shopping parade on Meggeson Avenue, with a new café and neighbourhood convenience store | 14 th Dec 2011 | 22 | 1 | 12 |

Comments

Open Space

- Don't build too close to Cutbush! It's wonderful. (10th Dec 2011)
- Frog's Copse: agree with one block of houses not two! (10th Dec 2011)
- No development on Frogs Copse; (10th Dec 2011)
- Frogs Copse is an airport safety site. A crash site; (10th Dec 2011)
- Frogs Copse yes but not too much; (10th Dec 2011)
- Frogs Copse for teenage recreation area, M.V.G.A etc (10th Dec 2011)
- What about community gardens and allotments? They should be included in all options; (14th Dec 2011)

Housing

- Site 28: Sewage pipe at rear of existing houses > blockage! Object to housing at rear! (10th Dec 2011)
- Great risk in destroying a community by total demolition. Don't redevelop the whole estate, just some; (10th Dec 2011)
- Site 28 – Developers have tried to build on here before but sewage was an issue. The routes of oak trees and wildlife; (14th Dec 2011)
- Feels like trying to remove private homeowners' (14th Dec 2011)
- Need for council tenant families. Needs 'nicer and friendlier'; (14th Dec 2011)
- No to building 28. Directly overlooking houses, removing block access, no car parking for schools anymore; (14th Dec 2011)
- Density? (14th Dec 2011)
- Definition of 'mews' house – what, no garden / patio area! Dreadful idea; (14th Dec 2011)

Transport & Movement

- Parking behind [Site 28] unsafe therefore rent garage behind shops! (10th Dec 2011)
- Present condition of Wakefield Road is poor and needs to be improved; (10th Dec 2011)
- Benhams Road near school needs to be focused on; (10th Dec 2011)
- Vehicle access? (14th Dec 2011)

Shops & Community

- New shops need something else to attract people – housing office, post office, café, playgroup, etc. (10th Dec 2011)
- There needs to be some demolition and redevelopment of the shopping parade in particular; (10th Dec 2011)
- Shops need to stay in the centre of the estate; (10th Dec 2011)
- Infrastructure? (14th Dec 2011)
- Post office/box? (14th Dec 2011)
- Church? (14th Dec 2011)

Other

- Great improvement; (14th Dec 2011)

APPENDIX E: EXHIBITION EVENT 3, 21st Jan 2012

Comments provided by residents are transcribed below and organised by theme.

OPEN SPACE

- Potential to provide some carparking on edge of small green spaces!

HOUSING

Tenure

- We want to move out of the area. Our building is likely to be demolished in a late phase. We won't be able to get an exchange or move out – what does this mean for us?
- What will happen to the security of tenure of tenants decanted to housing association tenancy?
- At what point (for home owners) will the council be prepared to purchase homes back?
- Too many students come first in housing instead residents. This should be the other way round. – It's disgusting local people are just pushed aside.

Type

- Size of apartments needs to be sufficient for occupants!
- You need 1,2,3 + 4 bedrooms homes to have a balanced community – Single people can bring as much as families to communities
- One-bedroomed housing essential. There are no many needing it despite what counsellors says!!!
- Need for 1 bedroom flats for people already in the area

194-208 Meggeson Ave

- No buildings (mews) near school;
- No [to] buildings behind 194-208 Meggeson Ave;
- No [to] buildings behind 194-208 Meggeson Ave;
- No [to] houses on back of 194-208 Meggeson Ave because 1) plans/cycle 2) access at back of home 3) school parking 4) sewer pipe;
- Been lied [to] once over new build in Benhams Road. If build please buy my house

Dewsbury Court

- I'm happy in Dewsbury Court, don't knock it down! Build a community room!
- Dewsbury Court is a special case! Every resident should be spoken with ≠ accessibility issues! Etc

Maintenance

- My building is in a really bad state – in the meantime before the building is demolished can we improve the maintenance and cleanliness;

TRANSPORT & MOVEMENT

Parking and transport issues at schools/community centre

- Critical parking issues and the schools drop off;
- Generally in favour but particularly concerted about parking in Coachman's Copse;
- Critical parking issues and the schools drop-off;
- Potential for parking garages along rear of properties at 194-208 Meggeson Ave.;
- Do not build behind Meggeson Ave (car park) need access;
- Disabled access needed behind Meggeson Ave.;
- Sort out parking at community centre!
- Parking will be increasing problem at Cutbush Lane if no provision is made for parking at community centre*;
- Progress looks good. Still concerned about parking for schools etc it's bad enough now!
- Concerned about lack of parking provision for community centre and development in general Cutbush Lane + Coachmans Copse already bad enough with school traffic etc. Also concerned about noise + dust from demolition + construction traffic. Parking for building contractors etc. But not against development per se;
- We already have a problem with access through Cutbush lane to Camelia Gardens due to sore start/community & school users parking along the lane. We often miss a waste collection because they cannot get through. Which also means that emergency vehicles cannot get through. This problem will only increase under the new scheme because of the lack of parking spaces allocated to the community centre. Would it be possible to provide double yellow lines along Cutbush lane?
- We have parking problems in Cutbush now. This problem will only increase due to lack of parking spaces provided in plan;
- Reopen Cutbush Lane! Maybe one way?
- Have grave concerns about the parking around Cutbush Lane, Coachman's Copse and the community centre. The development us a good idea but not enough thought has been given to parking;
- Continue to be concerned about car parking in Coachman's Copse. There simply will not be enough parking for the new development, community centre, sure start and schools—there is not enough now, we are suffering as a consequence. Will it take a child being knocked down and killed before you do something?
- Parking will be an increasing problem at Cutbush lane if no provision is made for parking at community centre/Sure start or new housing.

Parking elsewhere

- Issue of carparking at Hillgrove road—loss of carparking on site for new housing;
- Should be disabled parking bays in Middleton Close to help people in Dewsbury Court;

Pedestrian crossings & traffic calming

- Crossing outside Dewsbury Court (older people);
- A crossing is needed across Townhill way at Cutbush Lane (lollypop lady is not always there) Townhill is busier than Meggeson Avenue;
- Traffic calming at west end near bus stop;

SHOPS & COMMUNITY

Facilities

- I would like to see a new bus shelter also posting box;
- Post box in Meggeson Ave before shops;
- Café! Remember
- Risk with shops of blighting business! If licences up for renewal, trades may leave!
- Consequences of decant on schooling numbers & budgets!
- Moorlands community centre does a lot of good things. Don't pull it down!

Anti-social behaviour

- In favour of regeneration but what about the anti social behaviour that kids are undertaking with ammunition given to them with rubble left in the car park and an empty unfenced building to play with!
- How about addressing the anti social behaviour?

OTHER

- In future give more notice of any events please!
- Important to involve/consult residents who live close by boundary of area! Including Townhill park R.A.
- Why were the residents of the private parts of Townhill not invited to this meeting? Ie roads off Forest Hills Drive + Camellia Gardens, Coachmans Copse
- Dewsbury Court is a special case! Every resident should be spoken with ± accessibility issues! Etc
- We need a meeting with a representative from every dep. Involved in the regeneration so the community can have answers – instead of – “It's not my department”
- The council continues to ignore residents. Degeneration at its best. Southampton city council corruption at its best. You should be ashamed!
- Example masterplan looks good but remain concerned about the build process in general. Please do not follow in the footsteps of 222-252!!
- Very good proposals. Bring it on!!
- Really pleased with what is being proposed

APPENDIX F: TEAM EVENT 3, 20th Feb 2012

| Theme | Main elements | Description | What people said | How the council responds |
|--|---|--|---|--|
| 1. Community Heart & 2. Meggeson Avenue | New village green | Landscaped recreation and play area as a focus for local events and celebrations | General support | |
| | New parade of shops | Shops and services to meet local needs in the centre of the area | Mixed opinions on whether to refurbish or reprovide the existing parade of shops | |
| | New café / pub | With direct access to Village Green | Mixed opinions on café/pub | |
| | Traffic calming measures | Pedestrian crossings, road realignment, onstreet parking | General support | |
| | New pedestrian crossings | Improved crossings at five locations in conjunction with junction improvements | General support | |
| | Onstreet parking | Slows down traffic and serves existing and new development | General support | |
| | Landscaping investments | Street trees, lighting, and other street furniture | General support | |
| | New frontage development | New houses and apartments directly overlooking the street | General support | |
| 3. Housing | Major investment in replacement housing | Demolition of all 5-storey (3-level) blocks, and replacement with a mix of street-based houses and apartments | Don't knock down Dewsbury Court | Agreed. Instead the council proposes to invest in landscaping and access improvements. |
| | Major investment in new housing | New housing on undeveloped sites in a number of locations | No development to rear of 194-208 Meggeson Avenue Concerns regarding design and size of mews houses | Agreed. Agreed. Only one street of mews houses proposed, where site is of sufficient size. |
| | Housing tenure | No change in the overall number of affordable homes, though this will include new intermediate homes | Concerns as to what this degree of change will mean for tenants and homeowners | Replacement of existing council-owned housing is likely to involve a change in management from the council to a housing association, as in most other housing regeneration projects led by the Council. |
| 4. Open Space & Green Infrastructure | Frogs Copse improved as a Local Park | Protect and enhance areas of ecological value, and invest in sports and adventure play amenities. Extend the park to Meggeson Avenue and develop new housing on the northern edge, with no overall loss of public open space. | Agree with one block of housing on Frogs Copse, not two! People living near Frogs Copse but outside the Townhill Park area should be involved in consultations on any new development on the park. | Agreed, however no final decision will be taken on development of part of Frogs Copse until ecology studies have been completed and a range of residents and stakeholders have been consulted. |
| | Improved and new Local Greens | Invest in local open spaces within 200m of all homes, each providing a mix of recreation, play, landscape, cultivation, and wildlife spaces | What about community gardens and allotments? | A large number of private gardens are proposed for houses, and shared private gardens for apartments. There are no specific proposals for community gardens or allotments, however the council may be open to suggestions? |
| | Woodland and Trees | Retain all existing woodland, retain all other existing trees where possible, and plant new street trees along main routes | General support | |
| 5. Shops & Local Services | New parade of shops at the Village Green | Shops and services to meet local needs in the centre of the area | Mixed opinions on whether to refurbish or reprovide the existing parade of shops | |
| | New parade of shops at Townhill Way | Shops and services to meet local needs and passing trade | Mixed opinions on whether to provide new shops in this location | Further consultation and viability study will be needed on this proposal. |
| | Replace Moorlands CC with new development | Reprovide services in ground floor of new development, in Moorlands School, and/or elsewhere | Mixed opinions on loss of Moorlands Community Centre | Council will consult with existing users of Moorlands Community Centre before plans are progressed. |
| 6. Movement & Transport | Meggeson Avenue proposals | See above | Concern about parking and access issues around the schools and community centre. | These issues will be dealt with through a combination of measures including: |
| | 'Safe routes' | Create a network of safe streets for walking and cycling on key routes to local amenities | | <ul style="list-style-type: none"> New onstreet parking in a number of locations nearby; Reopening Cutbush Lane (one-way); Creation of safe local walking routes and crossings of Meggeson Avenue; and Encouraging parents and children to walk to school. |
| | Public transport | Work with public transport providers to route buses in both directions along Meggeson Avenue | | This will require further consultation and more detailed design work to which the council is committed. |
| | Cutbush Lane | Potentially reopen to oneway for northbound traffic | | |
| | Midanbury Link | Potentially reate a new street connection to Midanbury, to improve walking, cycling and public transport options | | |
| | | | Concerned about parking and traffic issues associated with new development. | The council has commissioned a Transport Assessment of the proposals to test their impact in Townhill Park and surrounding areas. |
| | | | Concerned at loss of surface carpark at rear of 340-356 Meggeson Avenue (near Hillgrove Road) | Proposals for new housing at rear of Meggeson Avenue will reprovide these spaces in a modified arrangement in this general location, potentially as a secure parking court. |

Figure 10. Southampton City Council response to consultation feedback.