

133 PORTSWOOD ROAD, SOUTHAMPTON, SO17 2FX**STATEMENT OF COMMUNITY INVOLVEMENT**

This report has been produced as part of the planning application submission for the above address and will show how we undertook the consultation, what issues were raised and how these issues have been addressed.

The Public Consultation Meeting took place on Monday 24th April 2017 at Highfield Church office, Highfield Lane, Southampton, SO17 1RL between the hours of 4.00pm and 7.00pm. We advertised the meeting in Southampton's Daily Echo on Friday 21st April (Appendix 1), together with a local leaflet drop which took place on Thursday 20th April 2017 (Appendix 2) and were distributed to over 70 local residents. We also emailed the leaflet to local councillors; Mr. Barnes Andrews, Mr. Burke and Mrs Rayment

During the meeting, 46 people attended to review the plans which were on display. They had the opportunity to discuss any points with our Architect, Student Accommodation Manager and the Project Manager. Out of the total number of people who attended, 10 filled out the consultation response form which can be found in Appendix 3. In total there are 7 objections to our application and 3 support responses.

Below are the issues that were raised during the meeting and a short statement of how we have addressed these.

“Overdevelopment of the site, the proposed building is too high”

The main element of the building is 4 storeys high; however we have included a tower element to replicate the art-deco style. The neighbouring commercial and residential blocks vary from an average of 4 to 5 storeys and we feel that the proposed height of the building is in keeping with the surrounding street scene.

“There is no parking included with the proposed plans”

We do not provide parking for students who are occupying the studios. We have undertaken a detailed transport assessment and liaised with the council who have informed us there is no requirement to provide parking. 133 Portswood Road has great transport links to both Universities and we include bike storage facilities to encourage more eco-friendly travel. When students arrive they will be provided with a detailed map of bus, cycle and walking routes to the Universities to ensure they are well informed. We are confident there will be no parking related issues at this development.

“The noise from students will be a nuisance”

Our target markets for this development are students who are in their 2nd and 3rd year of studying. We have found from previous experience, these students are not interested in the stereotypical student lifestyle. They are settled in their University and are concentrating on getting the best out of their education. However, if there is a concern over noise or disturbance, our tenancy agreement covers disciplinary procedures. This includes verbal and written warnings and in exceptional circumstances this can lead to eviction. We will also provide a contact number for our management team to all surrounding residents in

case of any problems with our tenants. A management plan has been prepared and will be included with the application.

“There is no need for more student accommodation in this area, we need more family housing”

Our proposed development will allow current HMO properties in the area, which are occupied by students, to be eventually returned to family housing. We understand that this not an immediate solution to the issue, however this site is unsuitable for family accommodation since we cannot provide the required external amenity area and we are positive that over a period of time, we will see an increase of family housing in the surrounding area.

“There is a lack of drop off facilities for the retail”

We have included in the plans, a dedicated space for deliveries and drop off for the retail unit along Brookvale Road. We will have ongoing discussions with future tenants regarding the best approach to minimize disturbance whilst deliveries are taking place.

“This building needs to replicate the art-deco style”

This site been identified as an ‘eyesore’ by local residents in terms of neglect and lack of attention and function. Our proposal will create an active street frontage, contributing to the vibrancy and vitality of Portswood Road and Brookvale Road. The design has been redrafted to ensure the aesthetics replicate an art-deco style and will be a new landmark building.

Following on from the Public Consultation Meeting, we invited a representative from the Highfield Residents Association to attend a meeting at our office on Thursday 11th May 2017 to further discuss any queries or issues. We considered some of the suggestions which were made including:

- Removing the seating area from the public realm
 - o We have taken this into account
- Specific trees for planting
 - o We have retained a landscape architect and a landscape will plan will form part of the planning application. We have forwarded recommendations onto our landscape architect.
- A restriction on the amenity space to deter any nuisance from the students
 - o Our management plan includes a curfew on the use of the roof garden

Overall he was happy to see the issues raised at consultation had been addressed and feels this proposal is a positive development for the area.