

Agenda HRA Committee Meeting Tuesday 16 September 2025

Highfield Church Halls 19:00h



Roger Brown will chair the meeting

1. Welcome: Introductions
2. Apologies: Martin Benning, Barbara Claridge
3. Declarations of interest
4. Approval of the Minutes: 1 July 2025 Committee Meeting, previously circulated
5. Matters Arising, not covered elsewhere
 - a. Councillor Lambert communication
 - b. Councillor Allen communication
 - c. Buildouts on Brookvale Road
 - d. End of Year Waste Report (CR)
6. Information from Councillors
 - a. Councillor Finn
 - a. Protests at the hotel
 - b. Site meeting re next steps in the TCF projects with Cllr Lambert and traffic officers
 - c. Delay in waste bin collections
 - d. Local Govt Review
 - e. Health and Wellbeing Strategy consultation
 - f. Fostering
 - g. Carers' Strategy
 - b. Councillor Barbour
 - c. Councillor Savage
7. Portswood Broadway
 - a. Steering Group news
 - b. SCC Overview and Scrutiny Management Committee, Thursday 18 September: [Link to Meeting](#) Item 7. On the Agenda for this meeting is Transforming Cities Fund Scheme - Review of the pilot. Wade Holmes, Service Manager – Integrated Transport and the Project Lead Officer, authored a report for this meeting: [Officer Report for the Scrutiny Panel Meeting](#)
 - c. University Research, Dr Carys Coleman
 - d. What next?
8. University Liaison

Jon Walsh, Kate Fay and Laura Graves have all left the University. HRA is waiting for further information concerning future University contacts. RB is to meet with the recently appointed Associate Director for Corporate Engagement on 22 September
9. HRA Crime WhatsApp group for Highfield (NJ)
 - a. Report (Annex.i.)
 - b. Terms of Use (Annex.ii.)
 - c. PACT Meeting Report (NJ Notes) (Annex.iii.)

10. Planning

- a. 25/00687/FUL Demolition of existing buildings and construction of purpose-built student accommodation within blocks up to 6-storeys in scale containing 519 bed spaces (within up to 409 units) and flexible commercial floorspace (Use Class E), internal and external amenity spaces, public realm, vehicle access and servicing, cycle stores, plant, boundary treatments and other associated works. Portswood Centre 128 - 150 Portswood Road Southampton SO17 2NH. HRA objected (See Annex iv.). 34 Objections in total.
- b. 25/00841/FUL Erection of a two-storey, 2-bedroom dwelling at rear of the property with associated amenities. 33 Ripstone Gardens Southampton SO17 3RA. HRA objected (See Annex v.). 18 Objections in total
- c. 25/00552/FUL Change of use to an 8-bed house in multiple occupation (HMO, class Sui-generis) and roof extension to facilitate loft conversion. (amended after validation to remove existing use) 50 Shaftesbury Avenue Southampton SO17 1SD. HRA Objected (See Annex vi.) Approved at Planning Panel
- d. 25/00833/R3CFL Change of use from a dwelling house (Class C3) to a children's home (Class C2). 8 Winn Road Southampton SO17 1EN. HRA supported with conditions to the landscape plans retention of heritage brick walls. (See Annex vii.) Planning Panel - awaiting decision
- e. The HonSec submitted an objection to the appeal to the Planning Inspectorate on behalf of North Southampton Community Forum (NSCF) for the Planning Application: 24/00394/FUL Erection of a single-storey annex at rear of property to facilitate conversion from C4 (Housing in Multiple Occupation) to Sui-Generis (7-bedroom HMO). 117 Harrison Road Southampton SO17 3TL which had been refused by SCC. (See Annex viii.)
- f. 25/01073/FUL Loft conversion with roof alterations comprising dormer on side elevation and conservation roof lights and replacement windows on front elevation. 26 Oakmount Avenue Southampton SO17 1DR – new application
- g. 25/01062/FUL Erection of a single-storey rear/side infill extension (retrospective). 11 Russell Place Southampton SO17 1NU – new application
- h. Shared Prosperity Fund call for potential building sites consultation

11. Reports

- a. Finance (MB) – income/expenditure for the last period
- b. Membership (NM) - renewals; new members; not renewed
- c. Digital Communications (NJ) (See Annex ix.)

12. A.O.B.

- a. Next meeting Tuesday 7 October (note change of date)
- b. HRA Autumn Newsletter – a variety local sources articles have been contacted for articles. Nadine is seeking adverts.

Next meeting Tuesday 7 October, 7pm (note change of date)

Part 1 HRA general business : Committee and other attendees

Part 2 HRA AGM preparation : HRA Committee only

Annex i. HRA Crime information sharing WhatsApp Group

1. Reported incidents since the last HRA Committee Meeting of 1 July - (38+)

There have been at least 38 reported incidents since the last HRA Committee Meeting on 1 July. This is an increase of 32+ incidents since the previous period where there were 6+. However, we need to take into account that the present total covers over 2 months (from 1 July to 16 September) compared with less than one month previously.

(i) Anti-social behaviour incidents in Portswood Broadway - (13+):

- Very loud and noisy street drinkers, with open cans/bottles, congregating in cycle hub/seating area outside Flagship Coffee (at least 4 incidents reported);
- Man nearly caused a traffic accident crossing road to get to street drinkers congregating outside Flagship Coffee in the cycle hub/seating area;
- Man completely passed out on pavement near Flagship Coffee in the cycle hub/seating area;
- Street drinkers in Portswood Broadway;
- Man stabbed outside Muse and ended up inside on 21/07/25. A large kitchen knife was retrieved from a woman by a Muse customer and stored behind the counter by 'very switched on' female staff. The police arrived within 10 minutes. At the suggestion of the WhatsApp Group, I delivered flowers and a card to Muse staff on behalf of HRA Members the next day. HRA's Chair visited the following day to express his thanks on behalf of HRA;
- Car parking near to forecourt of Victory Gospel Church but on public land, blocking steps;
- Man appearing drunk outside Muse, put traffic cones across the High Street causing traffic issues;
- Box of gas canisters dumped at the bottom of Brookvale Road, near Waitrose;
- Man on scrambler type motorcycle behaving erratically on Portswood Broadway;
- 20mph speed limit along Portswood Road to Lodge Road appears largely ignored. Query enforcement? Signs too high up to pick up. Paint mph on road?

(ii) Incidents reported away from Portswood Broadway - (10+)

- Men acting suspiciously in Furzedown, Hawthorn and Oakhurst Roads, offering to clean gutters with no equipment and no business cards. They were seen suspiciously poking around other properties;
- Garage doors were forced open in a house on the corner of Brookvale Road/Russell Place. Nothing taken;
- Bike dumped at Portswood Rec, possibly stolen from shed or garage as cobwebs underneath;
- Homeless people have returned to Richmond Gardens; reports of drugs, drinking, taking milk, opening a box delivered by the post person, (3+ incidents);
- Little white dog (Bichon?) lost in Oakmount Avenue. Owner found;
- Cash machine outside Waitrose seriously vandalised. Eye witness called 999; police arrived and perpetrators fled leaving large white van. Nothing taken;
- Cat from Orchards Way went missing but was later found deceased;
- Unaccompanied dog with no collar was spotted at the junction of Brookvale Road and Westwood Road.

(iii) Incidents during/around the anti-immigration protests at the Highfield House Hotel - (5)

- Drones flying above traffic light junction outside Sainsburys, 6.45pm on 1/08/25. Response from Inspector Maidment: the drones belonged to the police. They had two for an aerial view of the protests. All okay'd with Air Traffic Control;
- Untaxed and uninsured vehicle belonging to anti-immigration protester;
- 25/07/25: slow moving traffic at junction of Shaftesbury Ave/Highfield Lane with people in road. Busy route, should be kept clear for emergency vehicles;
- Concern about the sale of alcohol by Ceno on 25/07/25 and 1/08/25. Response from Inspector Maidment: Ceno were visited by the Police Licensing Team. They were adhering to the four Licensing objectives and were not being taken to review. For information, the four Licensing objectives are: The prevention of crime and disorder; Public safety; The prevention of public nuisance; The protection of children from harm.
- In the early hours of 7/09/25, a fire was started by one or more individuals - a flare was thrown through a downstairs window of the Highfield House Hotel. The fire was quickly put out. Forensics were undertaken. More metal fencing has been erected. There is a Witness Appeal for arson.

All crime and anti-social behaviour incidents are listed here: <https://www.highfieldresidents.org.uk/crime-incidents/>

2. Seating in the area of the cycle hub outside Flagship Coffee (now closed)

As detailed above, there have been at least 6 incident reports related to gatherings of street drinkers outside Flagship Coffee in the cycle hub and seating area. The seats are used by street drinkers who are often noisy and loud. This was a concern to Flagship Coffee, now closed, as it could have affected custom. Any other shop/café that opens in this area might encounter the same problem.

3. Community updates from Portswood Neighbourhood Policing Team (NPT) on the anti-immigration protests outside the Highfield House Hotel

I am the HRA representative on the Portswood Neighbourhood Policing Team key information community network. From the outset, regular email updates have been and continue to be sent to us by Inspector Maidment or A/Inspector Richards, usually once a week. These are posted on the News page of the HRA website: <https://www.highfieldresidents.org.uk/news/>

4. Public Spaces Protection Orders (PSPOs)

PSPOs help the police and Community Safety tackle anti-social behaviour. The Consultation to extend the PSPO for another three years closed on Friday 11 July 2025. The proposals were to re-implement controls on street drinking for a further 3 years (this control expired in Portswood at the end of April 2025) with additional proposed measures to curb aggressive begging behaviour and drug misuse. At the PACT Meeting on 8 September, it was confirmed that the PSPO would go ahead but it appeared unlikely to be implemented this side of Christmas because of legal and other processes. At the meeting, PC Adam O'Neill encouraged members of the public to carry on reporting street drinking and ASB as they had other legislation, including the Anti-Social Behaviour Crime and Policing Act, under which Community Protection Notices/Warnings can be issued. See in (5) below.

5.PACT - Monday 8 September 2025, 6.30pm to 8pm, Highfield Church Centre

See informal notes attached.

The locations of future PACT meetings will be split between Highfield and St Denys, with a meeting in each location every 6 months. Members of the Public were welcome to travel to both.

Nadine Johnson
Digital Communications

Annex ii. HRA Crime information sharing WhatsApp Group for Highfield Terms of Use

1. General

This Group was set up by Highfield Residents' Association (HRA) for members to share information on potential crime and anti-social behaviour incidents within the wider Highfield boundary, in order to increase direct reporting, raise awareness, encourage greater vigilance and the sharing of information between community groups. If any incidents are witnessed, members should always report any crime and anti-social behaviour (ASB) incidents through the established police or Community Safety channels. This enables the police and other authorities to build up evidence, patterns, ascertain any hotspots and direct their patrols accordingly.

HRA is non-political, non-sectarian and non-discriminatory and all posts should strictly adhere to this policy.

The Group is not a substitute for individual members reporting suspected crime incidents or ASB, which should be reported directly to the appropriate bodies in the link below:

How to report, submit an online police report, contact Community Safety and other information:

<https://www.highfieldresidents.org.uk/reporting-crime-anti-social-bahaviour-suspicious-incidents/>

Members are expected to:

- be respectful to each other and all others, including the Police and the Council
- never use misleading or false information
- never make defamatory statements about a person, organisation or other
- keep WhatsApp Group posts professional and factual at all times
- refrain from making comments or opinion
- keep within the law
- not take the law into their own hands.

Offensive or inflammatory language or comment will not be tolerated.

If there are breaches of any of the above, a Group Member may have their posts/comments deleted, be suspended or removed from the Group by the Group Coordinator whose decision is final.

Members are entirely responsible for their own postings.

2. Membership

Only current members of HRA may join the WhatsApp Group. Members should normally be representatives of local road groups, community or area groups. Individuals not representing a group can be admitted if they have specialist knowledge which could be of benefit to the Group or for other exceptional reasons, for example local Ward Councillors.

Admission will be determined by HRA. To enquire about joining, email: highfieldracomms@gmail.com

3. Group Coordination

The Group is coordinated by HRA Committee Member - Nadine Johnson, Digital Communications Officer, who reports to the Chair and Secretary of HRA.

4. Third Party Information

Only the Group Coordinator may provide information derived from third parties or from out of area. For example, official information taken from police or Council emails, websites or Facebook accounts.

5. Privacy and Data Protection

HRA takes all appropriate security measures to ensure that all members' data is protected and secured in accordance with the latest data protection legislation, including the UK General Data Protection Regulation (UKGDPR). This includes any member of the WhatsApp Group.

These Terms of Use assume full compliance with the HRA Data Protection Policy.

<http://highfieldresidents.org.uk/dpp19.pdf>. Therefore, WhatsApp Group Members should not share the personal data of other members outside of the Group, unless permitted to do so by individual members. This includes existing viewable data such as names, mobile phone numbers, photos and any other personal data that is posted or listed within the Group or Group Description.

Members, except for the Group Coordinator, should not use other group members' personal details or send private messages using this platform.

6. Posting and sharing, including photos, images and CCTV footage

All posts and comments involving people and anything else should be completely anonymised with no identifying details used i.e. "A man was seen going into a house in Portswood Road" rather than "Joe Bloggs was seen going into 54 Portswood Road".

Members should never post any photos, images or CCTV footage they or others have taken of suspects or of any other person whether the persons are suspected of being involved in a crime or not. *(see additional note below). Only photos, images and CCTV footage of suspects and people in general that have been published by the police may be re-posted in the Group. Any photos/images/CCTV footage of suspects or incidents should be given to the police via the formal routes.

Photos, images and CCTV footage that do not involve people, such as external shots of premises, can continue to be posted in the Group. Comments on the photos / images / CCTV footage must be purely factual, for example: "a shop window is broken" but not "someone's smashed this shop window causing criminal damage".

In order to comply with data protection laws, members who do not own the photos/image/CCTV footage must first obtain the permission of the owner before posting it, this includes those from open platforms such as Facebook. In the event that HRA or the Group are challenged, HRA would not indemnify the person who took and shared the photo/image/ CCTV footage.

***Additional note:**

- *If a shared photo / image / CCTV footage identifying a person or persons were to be associated with an alleged crime and / or criminal accusations were to be made, and it had been shared from the HRA Crime information sharing WhatsApp Group into other Groups or on other platforms, it could lead to a legal challenge by the persons concerned and HRA's reputation could be compromised.*
- *Posting photos / images / CCTV footage of a suspect can also cause problems with ID evidence and the prosecution process later on. For example, when a witness makes an ID in a line up, the defence will have been told how many other times the witness may have had access to an image of the 'offender' and, if the witness makes a positive ID, it will be argued that this was down to them seeing images that swayed them into choosing that person, rather than from their own recall. This could involve HRA in any relevant Court case that might arise.*

7. Legal Framework

All crimes have a legal defence and, even if it appears obvious, no assumptions should be made when giving descriptions of a suspect. All descriptions should therefore be given without accusations such as: 'this man was breaking into the car'. Instead, the description should be written merely as a suspicion, such as: 'it looked like this man was breaking into the car'.

Assumptions of guilt by association should be avoided. This could be potentially libellous.

The names of suspected individuals and organisations should never be posted, either directly or indirectly. This could lay the Group open to accusations of libel.

Members should not post any address details other than street or road names; the names of the town or city and the areas therein and, if relevant, the country.

8. Signing up to the Terms of Use

All those joining the Group for the first time should sign, date, print their name, add their mobile telephone number and other details on the form below to indicate that they agree to abide by the Terms of Use for the HRA Crime information sharing WhatsApp Group, and **return the whole document to Nadine Johnson:** highfieldracomms@gmail.com.

All members of the Group who have already signed a Terms of Use, will be deemed as having consented to any updated Terms of Use that are subsequently posted in the Group.

Non compliance

HRA reserves the right to delete posts or comments, suspend or remove from membership of the Group anyone who does not adhere to the above Terms of Use. In this respect, the Group Coordinator's decision is final.

Joining the Group



Please complete the details below and sign the form to indicate that you agree to abide by the Terms of Use for the HRA Crime information sharing WhatsApp Group for Highfield, and **return the whole document** to: Nadine Johnson, email: highfieldracomms@gmail.com

HRA reserves the right to remove from membership of the Group anyone who does not adhere to the above Terms of Use. In this respect, a Group Member may have their posts or comments deleted, be suspended or removed from the Group by the Coordinator whose decision is final.

These Terms of Use can be found here: <https://www.highfieldresidents.org.uk/whatsapp-terms-of-use.pdf>

Thank you.

Print name:

Mobile telephone no:

Email address:

HRA Membership Number:

Road(s) in Highfield area to represent:

Signature:

Date:

Please contact HRA by email: highfieldracomms@gmail.com if you have any questions.

These Terms of Use are kept under review and approved by the HRA Committee.

Revised: Nadine Johnson HRA Group Coordinator
Barbara Claridge HRA HonSec

Annex iii. PACT Meeting 8 September 2025 – Informal Notes (Nadine Johnson)

On the panel:

Francesca Prior (FP) (SCC Community Engagement Manager), PC Adam O'Neill (AO), (Dedicated Neighbourhood Officer serving Portswood, Swaythling & Bassett), PCSO Ollie Bull, Malkeat Singh (SCC Community Engagement Officer)

The meeting was well attended, including:

Councillor Finn; at least 7 HRA Crime information sharing WhatsApp Group members

Apologies: 2 members from HRA Crime information sharing WhatsApp Group.

These informal notes do not include all items raised and my apologies in advance for any errors.

Crime statistics

PC Adam O'Neill (AO) said that there had been a 6% decrease in crime rates since the previous PACT meeting in June 2025. The top three crimes in Portswood were currently: 1 Violent offences, 2 ASB, 3 Public Order offences. He said that the protests at Highfield House Hotel had taken up a lot of police time and this had meant that other areas had been neglected a little.

Matters arising from Minutes of 16 June 2025 Meeting

FP passed the issue of misinformation in some comments on The Echo's Facebook page to SCC's Coms Team, asking for their Echo contact to be informed and not allow inappropriate comments.

Public Spaces Protection Order (PSPO)

FP said the Consultation had finished. The PSPO was not yet implemented but was going ahead. FP had presented it to the Cabinet Member last month who was 100% in favour. The police had asked if the process could be speeded up rather than go to a full meeting of Cabinet/Council (?). FP will present it to the Leader of the Council and then to Legal. While it is going through the legal process, she will organise for the signs to be made ready. The PSPO will cover alcohol use but there will also be additional measures to curb drug misuse and aggressive begging behaviour. There will be no fixed penalty notices as it will be mainly used with people who cannot pay. It's about education and being able to move people on. The police have the power to remove alcohol. With persistent offending, the Council and the police will ensure that they have each other's data should a case go to court. FP was unsure how long the legal process would take as she was new to the position, but implementation was probably unlikely before Christmas.

A MOP (Member of the Public) asked what area the Portswood PSPO covered. See map on SCC website: <https://www.southampton.gov.uk/media/2pil3mdd/pspo-portswood.pdf>

Once enforced, the PSPO gives the police an extra tool which has been seen to act as a deterrent. Since it elapsed, some incidents have restarted. However, members of the public should continue to report street drinking and ASB as there is other legislation under the Anti-Social Behaviour Crime and Policing Act (2014?) which can be used. Community Protection Notices or Warnings can be issued. It is a criminal offence to breach a Community Protection Notice or Warning and one persistent offender had already been moved out of area with two others given warnings.

Anti-immigration protests

When asked by a MOP about tackling ASB incidents during the protests, AO responded that the strategy for managing protests was decided at a higher level. A decision was taken not to generally respond to jeering/aggression, alcohol consumption and other ASB incidents during the protests in order to keep control, keep people safe and not elevate the risk. There were investigative officers wearing body cameras during the protests who follow up any incidents afterwards.

Cllr Finn asked what she should say to people who felt intimidated but no crime had been committed. AO said that this could be reported through the normal channels. He said a lot of after care is taking place in the background. For example, speaking to local residents, including those neighbouring the Highfield House Hotel, to give them reassurance, a sense of safety, and to let them know how they can report incidents. He emphasised the importance of reporting and that this data was really important to them. FP added that reports to 101 also go to Community Safety. Cllr Finn asked about designating other areas for the protest, for example the City Centre, as Highfield was a residential area and the protest noise was impinging on people's rights. The local police were geared up to attend anti-immigration protests every week for the foreseeable future. Possibly when it is cold and dark, things might slow down.

Local businesses who continually supply alcohol to known offenders;

A MOP raised this question. AO responded that alcohol for money is not illegal but there was, however, work to be done in working with local businesses on this. A Community Protection

Notice/Warning had been used with one persistent offender who is not allowed into Portswood High Street during business hours.

Voi (orange) e-scooters, parking on double yellow lines, noisy vehicles, speeding, etc

This section of the meeting was a bit confusing, with questions by MOPs woven in and out of answers, but I have made an attempt to include some responses to some questions.

All Voi e-scooters and Voi e-bikes were mechanically propelled vehicles and should be ridden on the road not on the pavement. If they are ridden on the pavement, this is classified as dangerous driving and should be reported to Voi with a place, date, time and the number on the front if possible. Photos were very useful. Report online: <https://report.voi.com/> or email: support@voi.com.

One MOP mentioned that while students were not here, the situation with e-scooters and e-bikes was relatively quiet. They asked if it was possible to inform the University and/or invite them to attend one of these meetings so that students could be made aware of their responsibilities. FP undertook to contact the University Community Engagement Team and go from there.

Parking illegally on double yellow lines was particularly bad during out of hours, especially in the International Stores area. The police don't enforce illegal parking of unattended vehicles, this is carried out by the Council. Responding to a MOP, taking photos of parked vehicles is not illegal and might provide supplementary evidence if a date, time and location were included. However, traffic wardens always need to physically see the infringements for themselves. Report these to the Council: <https://www.southampton.gov.uk/travel-transport/report-issue/parking-offence/>

At night in Portswood High Street most delivery bikes appear to be parked on the pavement instead of the road and some of the drivers might not have the right to work. Who is investigating this? All mechanically propelled vehicles should be on the road. It is the Road Policing Team who specialise in this field. Reports on this can be sent through the normal channels.

Infringement of mechanically propelled vehicles is a recurring problem. Enforcement activity should be occurring all the time when resourcing allows. The police, including AO, have removed plenty of illegal e-scooters from Portswood and education by the police is important. However, they are pretty stretched with the anti-immigration protests at the moment, but enforcement does go on. When asked by a MOP if the police were able to release any data, AO said 'no', but he would come back on this at the next meeting.

There was a lot of speeding along Highfield Lane with the new 20mph/30mph speed limits, and some vehicles with noisy exhausts roared up the road at night between 11pm and 2am, mainly on Thursdays, Fridays and Saturdays. There was speeding in Portswood Road which had recently become 20mph and no enforcement was apparent. The signs were too high for some cars to pick them up. The mph needed to be painted on the road. AO said that crime reports applied equally to road speeding as ASB. He also suggested the Community Speed Watch programme.

Ventnor Court

One MOP asked if the community lounge at Ventnor Court could please be opened up so that people did not sit outside in the cold. One person died last year. Cllr Finn will take this up.

Drug dealing at St Denys

Cllr Finn reported that a MOP was seeing drug dealing on the road close to the Primary School. They just wanted some reassurance that the police were keeping an eye on this. AO said he had had some communication on this in the past and would follow it up with Cllr Finn.

Homeless people in Richmond Gardens

A MOP said there was drug and alcohol use and drug dealing and, last week, one of the homeless came into the building and opened a package. They asked about the best way to raise a police presence. AO was already fully aware. The police need to go round there more; they will do more patrols. The homeless have been displaced from a different area. If it persists, report it as ASB.

Future PACT meetings

Malkeat Singh explained that in order to also accommodate PACT meetings at St Denys, future meetings will be located as follows: One every 6 months in Highfield and one every six months in St Denys. People were welcome to travel to both

Nadine Johnson HRA Digital Communications

Annex iv. 10.a. Planning

25/00687/FUL Demolition of existing buildings and construction of purpose-built student accommodation within blocks up to 6-storeys in scale containing 519 bed spaces (within up to 409 units) and flexible commercial floorspace (Use Class E), internal and external amenity spaces, public realm, vehicle access and servicing, cycle stores, plant, boundary treatments and other associated works. Portswood Centre 128 - 150 Portswood Road Southampton SO17 2NH. HRA objected (See Annex i.). 34 Objections in total.

Portswood Centre Application no. 25/00687/FUL Portswood Centre, 128-150 Portswood Road, SO17 2NH

Highfield Residents Association welcomes the redevelopment of Portswood District Centre as an opportunity to revitalise a declining part of Portswood High Street. However we are convinced that the design, scale and concept of the proposed Purpose Built Student Accommodation block in Planning Application **25/00687/FUL** would result in more harm than good in its current form. In a pre-planning consultation meeting between Fusion and HRA, initial proposals showed the blocks set further back with planting and seating at the front on Portswood Road. The buildings were not so aggressive. The proposal comes at a time when there is no forward Local Plan, no accompanying audit of expected growth in student numbers or any consideration of the impact of this. The buildings are of an occupancy and transitory capacity that could unbalance the permanent local community.

HRA has the following specific concerns:

- The mass and scale of the buildings surrounding residential and commercial buildings would create an imposing structure at the end of Brookvale Road, too dominant in the street view
- Loss of (sun)light especially in the mornings in winter months for Addis Square, Tennyson Road, Brookvale Road and Portswood Road itself due to the height and scale of the proposed building at 5 and 6 storeys
- Overdevelopment of the site – too much building in too little space
- Reduction to 461 sqm (GIA) from 2630sqm (GIA) of current commercial space and the loss of well-established local independent retail and services (ref: 4.3.p.10 Planning Statement). With no Local Plan the LA is not in a position to influence the type of retail and more fast food outlets could further unbalance the high-street and further detract from its diversity and value to local residents.
- Unsatisfactory outdoor amenity space for students is planned. Both Courtyards are small and would be surrounded on 3 sides by 5 or 6 storey buildings. They would be especially gloomy and dank in winter months. 278 sqm external amenity space is only equivalent 0.5 sqm per student.
- The transformation of the rear of the site (ref: 4.15.p.11. Planning Statement) with boundary planting to screen and maintain residential amenity for the residents of Tennyson Road could never be achieved with 5/6 storey blocks towering at the back of their properties removing light from the south-west/west.
- Whilst HRA is supportive of a car-free accommodation block in principle, the loss of the existing car park for 98 car parking spaces, including 7 for disabled, would adversely and seriously damage the viability of the District Centre. Loss of public car parking and no on-site car parking would add to parking in nearby residential roads. This is already problematic.
- Additionally, it is stated (ref: 3.12. p.9. Planning Statement) that drop offs and pick-ups of students will be arranged/organised at the beginning/end of term in a managed system. With over 500 students and no on-site supervision / management this would be a massive undertaking. Will this be adequate to avoid disruption in the local area?

- Fire Services access (ref:4.16-4.18.pp.29-30.Transport Statement). Access to the rear of the blocks is via a two way (narrow) lane which reduces to single access on the curve of the building. The back of the blocks is an extremely tight space which could easily become congested especially in an emergency situation. Is this adequate and safe not just for the back of the building but also the back of the houses in Tennyson Road? Has a Risk Assessment been carried out and the Fire Brigade consulted? What about access for other emergency vehicles? Would the gate access off Portswood Road be locked thus slowing down emergency entry?
- Servicing and refuse collection (ref:4.16.p.11. Planning Statement) are ambitious in regard of manoeuvring space in forward gear and would only be achievable if there was one vehicle on site at a time. How would this be controlled with no on-site management?
- The access lane down the side of the building is narrow. It is the proposed vehicle access for deliveries, services, refuse collection and Fire access for both buildings. The access road is initially 2 way, becoming single. Is it adequate for a development of this size?
- What mitigation factors have been developed to cover breakdowns or illegal parking behind the block?
- Unloading / loading for the retail units is planned to be 'on Portswood Road'. The new dedicated cycle lane is welcomed but it is not clear how cyclists travelling south down Portswood Road would turn right onto Brookvale Road at the traffic lights as they would not be able to use the cycle-lane.
- Provision for cycle storage cycle parking may be in line with the quantum suggested by SCC during the pre-application process (Ref: 6.3.p.44.Transport Statement). However the design of double rack storage is not accessible to all. An opportunity has been missed by not providing more cycle storage than the minimum, of equal access to all
- Proposal does little to improve Portswood shopping area, desperate need for 'green' and tree planting
- Are solar panels to be installed?
- Is water capture to be utilised?
- What are the recycling arrangements both internally and externally?

For all of these reasons HRA urges the Panel to reject the application in its current form.

Highfield Residents Association
22/07/25

Annex v.10.b. Planning

25/00841/FUL Erection of a two-storey, 2-bedroom dwelling at rear of the property with associated amenities. 33 Ripstone Gardens Southampton SO17 3RA. HRA objected (See Annex ii.). 18 Objections in total

Highfield Residents Association objects to the Planning Application 25/00841/FUL Erection of a two-storey, 2-bedroom dwelling at rear of the property with associated amenities. 33 Ripstone Gardens Southampton SO17 3RA

The proposal to construct a two storey, flat-roofed, 2-bed house in the garden of 33 Ripstone Gardens is completely out of character with surrounding dwellings and is squeezed into a small plot that is inconsistent with the spatial arrangement of the neighbourhood. Whilst the submitted Plans and the Design Statement give the impression that there will be adequate amenity space for the new house in particular, HRA does not think that this would be adequate 'in real life'. 33 Ripstone Gardens would also lose significant green amenity space.

Additionally a small area around the junction of Ripstone Gardens and Merton Road has 16 listed HMOs with a population of 83 (counting those that are licensed and available on the latest SCC Public Register 04-07-25). Building another unnecessary 3-bed-occupier house, which in turn could become a 4-bed HMO (although it is described as a 3-bed-occupier house, two double bedrooms are shown in the drawings) would further add to strain on public services in that small area.

The squeezing in of a new house in a garden-grab is unnecessary and would result in an unsatisfactory and cramped development to the site. It would erode the existing spatial character of the immediate and wider locality and would result in the loss of an established green garden space that contributes to local biodiversity. HRA is not aware of an acute shortage of housing in Highfield.

The flat-roof design and building materials would be out of character and context with those prevailing in surrounding dwellings, most of which are semi-detached homes. It is to be built in very close proximity to 19 Merton Road (not listed as a Licensed HMO so assume it is a family home) and their side windows would be overshadowed and result in loss of light by the proposed new build. This fact is not covered in the Design Statement. Equally the inclusion of double height bi-fold windows with a Juliette Balcony, overlooking the front street (Merton Road) would be unsuitable and too exposing.

Two parking spaces are needed for the proposed new build and no Parking Permits are permitted for new builds. The Parking Technical Note submitted with the Planning Application concludes that: '.... there is sufficient capacity to support the parking demands associated with the proposed development.' Parking in reality is a serious concern especially during university term time. Building a new infill house without any off-street parking would in fact exacerbate parking issues. Even the space for a cycle shed and bin storage would be very cramped.

There is simply not enough space to build a new dwelling.

HRA objects to the Planning Application and requests that the application be refused.

Annex vi. 10.c. Planning

25/00552/FUL Change of use to an 8-bed house in multiple occupation (HMO, class Sui-generis) and roof extension to facilitate loft conversion. (amended after validation to remove existing use) 50 Shaftesbury Avenue Southampton SO17 1SD. HRA Objected (See Annex iii.) Approved at Planning Panel.

Highfield Residents Association objects to the Planning Application 25/00552/FUL

Firstly, unless the applicant can prove the property has been operating continuously as an HMO since before the 23rd March 2012 when the Article 4 Direction came into effect, can automatic change of use from Class C3 to Class C4 be approved?

If Change of Use evidence is not supplied then a different Planning Application would need to be made firstly from C3 to C4 and then from C4 to Sui-Generis and this application should be refused as it would be invalid.

Southampton City Council Supplementary Planning Document HMO 2016 states that, "Planning permission will not be granted where the proportion of HMO dwellings will exceed 10% of the residential properties".

There are a high number of HMO properties in Shaftesbury Avenue. On the current HMO Public Register there are 14 with a total number of 96 beds spaces. An HRA member surveyed the houses recently in the whole of Shaftesbury Avenue and found 23 properties were multiple living with a total number of bed spaces at 146. This is quite a discrepancy. Before any decision can be made on the 10% policy, could the Case Officer establish exactly how many HMO Dwellings, registered legally or not, exist in Shaftesbury Avenue?

The addition of two more bed spaces creates 33% more comings and goings, potentially more noise especially in converted hollow loft spaces, more refuse, more demand on the water and sewage system (which is over-stretched in Highfield/Swaythling). More of everything in an area.

Although a bike store is mentioned in the application there are no details on the number of bikes that could be stored.

Provision of parking is mentioned. Where would this be and for how many vehicles? Would the parking be made at the expense of converting the front garden into hard standing – specifics are missing. Hard standing would add to the surface water drainage problems.

Have issues of overlooking been addressed in the design of the loft conversion like sound insulation. There are no details in the application.?

50, Shaftesbury Avenue is a semi-detached property and the proposed increase to an 8-bed Sui Generis HMO is overdevelopment to the detriment of immediate neighbours in an adjoining family residence.

HRA objects to the application and requests that it is refused.

Barbara Claridge HRAHonSec

Annex vii. 10.d. Planning

5/00833/R3CFL Change of use from a dwelling house (Class C3) to a children's home (Class C2). 8 Winn Road Southampton SO17 1EN. HRA supported with conditions to the landscape plans retention of heritage brick walls. (See Annex iv.) Approved at Planning Panel

Highfield Residents Association has no objection to the application to change from Class 3 to Class 2 for the purposes of creating a children's home.

However it holds strong objections to some details in the Landscape and Refuse proposals.

Whilst Winn and Westwood Road are not classified as Conservations Areas, there are several features that are original and of heritage importance to this particular area. Brick boundary walls were a regular and common feature of these two roads and many have been preserved despite when houses were demolished and low rise blocks of apartments were built. The heritage walls are hollow and constructed using a double row of bricks and a distinct period bonding pattern known as a 'rat wall bond' (they were designed to prevent rats using the hollow centre as a passage).

Rat Trap Bond

The Planning Statement p.9. states that it is thought that 8 Winn Road was built in the 1920's. It is a substantial well-built property and HRA is pleased to see that no external building is planned with this application or in the future.

The following references in italics are taken from the Planning Statement.

Character of the Area and Residential Environment (ref: p.7. 5.2)

'The proposals do not include any extensions or alterations to the property which will impact on the character of the area.'

and

Neighbourhood Amenity (ref:p.8.5.4)

'The proposed use of this large, detached residential property will not result in any harmful impacts on the amenities of the neighbouring properties.'

However, removal of the brick wall at the end of the garden (which is a boundary between 8, Winn Road and Towan Place/Norcliffe Road) and its replacement with fencing would be harmful and have a significant impact on the neighbouring block at 11 Westwood Road. A fence would be totally out of keeping with all of the surrounding properties.

8, Winn Road is adjacent with Albany Court and when this residence was built, local special architectural merit was preserved by the careful construction of compatible brick walls to the front on Winn Road and its side and back boundary. The removal of the brick wall to the front of 8 Winn Road and replacement with a fence would therefore also be out of keeping.

Waste/Environment/Drainage (ref: p.8.5.5)

'The existing refuse bins are located by the entrance gates. It is expected the refuse bins will remain in this position.'

Whilst it is true that currently refuse bins are placed at the front of the property behind the wall and next to the pavement, this refurbishment and alteration of the house would be an opportunity for unsightly refuse bins to be stored to the side or rear in purpose built bays. The garden is large enough to accommodate this.

Landscape (ref: p.9.5.6)

'The proposed use of the home will not alter the existing areas of hard and soft landscaping. The area to the front and side of the property will remain as a hard surfaced area for car parking and vehicular access. The existing patio and lawn areas at the rear of the house will remain. The side and rear boundaries are formed by retaining brick walls. The walls to the rear and on the northern boundary will be replaced with timber fences as the existing have structural damage.'

It is noted that the brick walls have structural damage. HRA requests that a Condition is made to the Planning Application so that all damage is identified and the brick walls repaired in a like-for-like method to retain the period brick walls.

The brick wall at the bottom of the garden is more critical. It provides a boundary to part of the residents car park at 11, Westwood Road. The other section of car park wall is reconstructed brick to match the brick walls throughout Albany Court.

The garden wall of 8, Winn Road then runs across the top of Norcliffe Road. A wall of similar construction also runs right up from Westwood Road pavement between Towan Place and Hanover Gables. This wall was preserved when the apartments were built.

Conclusion (ref: p.9. 6)

'It is not anticipated that the change of use will result in any harmful impacts on the amenities of the neighbouring properties, the character of the area, or the highways/traffic/parking provisions of the vicinity/area.'

If the rear garden wall was to be replaced by a fence the carpark at Towan Place would be part wall (Albany Park Court) and part fence (8, Winn Road)

Since Southampton City Council owns the property in question it is hoped that it would wish to preserve its own heritage in landscaping.

The wall is cracked in the section above Norcliffe Road (photographs supplied). This looks to be due to a tree pushing against the wall and it is thought that this tree is an overgrown sycamore seedling sapling. This would need to be removed to build a fence anyway and we request that a Condition to Planning is that the tree is removed and the wall is rebuilt using existing materials in rat-bond construction. This would preserve an important feature and ensure the integrity of the whole heritage wall section.

HRA requests that the comments above will be noted and Conditions to Planning applied when the decision is made so that the change of use will not result in any harmful impacts on the amenities of the neighbouring properties, the character of the area, or the highways/traffic/parking provisions of the vicinity/area.

HRA HonSec 25/7/25

Annex viii. 10.e. Planning

The HonSec submitted an objection (ref: APP/D1780/W/25/3365596 to the appeal to the Planning Inspectorate on behalf of North Southampton Community Forum (NSCF) for the Planning Application: 24/00394/FUL Erection of a single-storey annex at rear of property to facilitate conversion from C4 (Housing in Multiple Occupation) to Sui-Generis (7-bedroom HMO). 117 Harrison Road Southampton SO17 3TL which had been refused by SCC.

North Southampton Community Forum (NSCF)

Objection to the Appeal 25/00009/APFUL - APP/D1780/W/25/3365596

The North Southampton Community Forum (NSCF) is made up of some 20 local Residents Associations and Community Groups with members mainly from the northern Wards of the City, who in turn represent approx.75,000 residents. NSCF objects to the Appeal re 117 Harrison Road for the following reasons

The original Planning Application 24/00394/FUL was in two parts: erection of a single-storey annex at rear of property in order to facilitate conversion from C4 (Housing in Multiple Occupation) to Sui-Generis (7-bedroom HMO). 117 Harrison Road Southampton SO17 3TL

The proposed new building is essentially a new dwelling not an annex. As such it could not be considered as part of the existing HMO. If permitted it would effectively prevent the dwelling from ever returning to a family home.

The dimensions of the new dwelling are reported in the Delegated Report to be below the space standards (Southampton City Council Planning). This would result in a poor internal living environment and could potentially be used to accommodate an additional two people at the property (thus becoming a Sui- Generis 8-bed HMO).

The external garden and amenity space would become restricted and inadequate for 7 or 8 people (likely to be students as the property is situated close to Southampton University. The negative impact would also be felt by neighbours from additional comings and goings of 7/8 unrelated individuals with their own timetables and activities adjacent to their own gardens. Even a single storey flat roof building would be overbearing.

A recent Googlemaps image shows the front garden to be full of rubbish which also restricts the amenity space for tenants and is unsightly and unwelcome for neighbours.

The change of use from a C4 HMO to a Sui-Generis HMO would be an over intensive change of use.

Harrison Road is in an area of housing, close to the University which is already saturated with HMO accommodation. As of 08/08/25, Harrison Road has 30 HMO bed spaces and adjacent Woodcote Road has 32. Other surrounding roads would also show a high multiple occupation rate.

(Ref: <https://www.southampton.gov.uk/media/1dkb4e24/public-register-08082025.pdf>)

Building 'annexes' in garden-grabbing practices does not lead to a balance in the community where normal families are increasingly felt to be outcast.

NSCF objects to the Appeal re 117 Harrison Road and supports Southampton City Council's decision to refuse permission.

Annex ix. Digital Communications

Facebook/Website

There are now 1180 followers on the HRA Facebook page, an increase of 7 since HRA Committee Meeting of 1 July 2025.

Thank you to Ken, Nicolla and at least five other HRA members for their photos, and Barbara for news items.

Local News

Disappointingly, Ceno Bar and Restaurant are no longer offering the HRA 10% discount.

I understand from talking to the workers on site that a Cash and Carry will be based in the former Blockbusters' Building. Works are underway.

Kate's Café has been saved from closure (for a while at least). Kate has received a donation from, in her words, "A Fairy Godmother". She has also signed a contract to open a sandwich bar in Bedford Place with no seating.

Flagship Coffee has closed. I understand that the Bailiffs were sent in in August.

Brides of Southampton are opening their new shop at 30, Carlton Crescent on 4th October. Their last day in Portswood, where they have been located since 1976, is 28 September. I understand from the owner that the bigger shop unit has already been let and there has been a lot of interest in the smaller unit. Also, that the landlady has been very particular about tenants and will not let the units to fast food outlets or restaurants as she has residents upstairs.

A fairly new restaurant has opened up in Portswood - Romanian Flavours.

Nadine Johnson
Digital Communications