

Portswood Centre

Application no. 25/00687/FUL Portswood Centre,

128-150 Portswood Road, SO17 2NH



Additional Information

Highfield Residents Association has considered the Additional Information to the Planning Application (all dated 9 October).

Very little change was noted to the original plans. No written additional information was provided so it is extremely difficult for a lay person to appreciate any of the additional information. This is regrettable. It seems that more retail units have now been included, however, when there is no forward Local Plan, these retail units could all be taken by more fast food outlets or restaurants. The result would be an even more unbalanced the high-street which would further detract from its diversity and value to local residents. The variety of existing trades and services have already been forced out. HRA urges both the developers and Council to address this issue.

There is no accompanying audit of expected growth in student numbers in the city or any consideration of the impact of this.

HRA concerns do not seem to have been addressed concerning:

- Loss of sunlight to surrounding existing and well established properties and housing with inadequate and impossible screening

- Poor amenity space for students as the building are so tall

- Poor Emergency Services access including to the rear of houses on Tennyson Road

- The impact of loading and unloading on Portswood Road

- The layout of the cycle lane

- Totally inadequate on-site cycle storage

HRA remains 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 despite the further information.

For all of the reasons first submitted in July and these additional observations following the Additional Information, HRA urges the Panel to reject the application in its current form.

Highfield Residents Association

24/10/25