

30-32a Queens View Redevelopment

Public Consultation

1. Introduction:

Eastleigh Borough Council held a pre-application public consultation to gather feedback and comments from the local residents on the plans and proposals for the site.

2. Methodology:

Two forms of consultation were offered:

1. Online consultation: 12th July 2023 – 2nd August 2023
2. 'Drop in' session, 4pm - 7pm on 19th July 2023 @ Hound Parish Hall.

The online consultation was available at www.eastleigh.gov.uk/queensview. The webpage provided an overview of the proposals, a summary of the key design and layout principles, site plans and 3D images of the proposals, timescales and information on how residents can comment on the proposals, including a link to an online questionnaire.

At the 'Drop In' session, presentation boards were set up in the room, providing context and showing plans of the site as well as approximate timescales (see Appendix C). Staff were available to answer questions and attendees were encouraged to leave their feedback on the feedback forms provided or via the online questionnaire. The opportunity to comment at full application stage (once submitted) on the Eastleigh Borough Council planning website was also shared with them.



Public Consultation Drop In session

3. Distribution:

Invitation letters were distributed to local residents within the vicinity of the development advertising the public consultation opportunities. The area covered can be seen in Appendix A, which equated to approximately 450 homes. The contents of the invitation letter can be seen in Appendix B. The public consultation was also advertised on the Netley Community Facebook page.

4. Responses:

A total of 263 responses were received to the online questionnaire. Appendix D provides a report detailing the questions and the responses received and Appendix E provides the full list of comments received.

The 'drop in' event was well attended, with staff estimating approximately 120-150 attendees who came to view the plans, ask questions and leave their comments on the forms provided. 42 written feedback forms were received, with many attendees saying they had already commented online.

The primary themes of the online questionnaire responses and the written and verbal comments received during the 'drop in' session are summarised in the table below. Personal details have been removed to provide anonymity and to comply with GDPR regulations.

Themes	Summary of Content
1. Loss of provision of existing local convenience store at 32 Queens View.	- There was significant local objection to the proposed loss of the convenience store. The value that the current convenience store and its longstanding tenants provides to the community was strongly emphasised by a large number of residents, who were strongly opposed to its loss as a result of the development. - It was highlighted that accessing other local convenience stores would be difficult for many local residents – particularly the large elderly population who do not have vehicles or could manage the walk to the nearest alternative.
2. Displacement of the foodbank at 30 Queens View	- A number of residents commented on the valuable service provided to local residents by the foodbank during a cost of living crisis and that any relocation could make access more difficult for users and volunteers.
3. Car Parking and Traffic	- Comments were made regarding the knock on implications to football users of the Netley recreation ground. While the existing site is not designated or allocated parking for users of the recreation ground, its close proximity means football users regularly park their cars here and will be displaced as a result of the development. - More general comments were made about the development leading to increased number of cars and more traffic on the local road network.
4. Pressures on local services (Health,	- A number of residents cited the pressure on existing local services and not wishing to see this exacerbated by further residential development.

education, highways etc)	
5. Housing Need	- A number of residents acknowledged the evidenced demand for more affordable properties for rent both nationally and locally, so welcomed the proposal. - In contract, a number of residents argued that there was no need for more housing locally, or that Netley had already seen its 'fair share' of recent development.
6. Impact on adjacent properties	- Comments were made about the impact the development would have on neighbouring properties due to the scale of the building.

5. Design Changes as a Result of the Public Consultation

The comments received at public consultation were carefully considered by the applicant and design team and the following amendments to the application have been made as a result:

1. **Inclusion of a convenience store:** Given the extent of local objection to the proposed loss of the convenience store, the design team explored the viability of its inclusion in the scheme. The applicant is pleased to confirm that the scheme has been carefully redesigned to now include a new convenience store in a prominent location. The specifics of the design changes are detailed in the Design and Access Statement.
2. Increased parking provision to reflect the change in accommodation type and quantity and ensure some allocated parking for the convenience store.
3. Following feedback from a neighbouring resident, an existing access point to 28 Queens View, which requires access across the applicants land parcel, has been retained.
4. Landscaping amendments have been made to the pedestrianised route to the recreation ground to minimise impact on the residents in the adjacent Robin Place.
5. Further details provided by the Transport Statement regards loss of the perceived recreation ground parking.
6. Further details provided by the Planning Statement in relation to the relocation of the food bank facility.

The comments regarding local housing need were acknowledged, however the evidenced demand for more housing is detailed in the accompanying planning statement. The design and access statement details the careful design of the scheme, its consideration of the neighbouring properties and its compliance with BRE guidance. Concerns regards the displacement of the foodbank were noted. The Council supported the foodbank with its location to 30 Queens View in 2020, offering the unit at a peppercorn rent and continuing to provide support via grant funding. The Councils intentions to redevelop the site were made very clear upon occupation and this was reflected in the tenancy arrangements put in place. The Council recognises the valuable service that the foodbank provides and has offered them the opportunity to relocate to an alternative unit located 2 miles

away in Bursledon to enable continuity of this important local service. The foodbank retain a preference to remain in the village of Netley and are therefore exploring options to relocate independently.

Finally, it is also noted that developers contributions towards public services in the local area such as healthcare, highways and education are dealt with via the planning process through S106 contributions.

Appendix A – Letter Drop Area



Appendix B – Consultation Invitation Letter



July 2023

IMPORTANT INFORMATION ABOUT 30-32A QUEENS VIEW, NETLEY

Dear Resident

Redevelopment of 30-32A Queens View, ~~Netley~~

Eastleigh Borough Council are writing to inform residents of their proposals for the redevelopment of the site at 30-32A Queens View, ~~Netley~~.

The Council are planning to submit a planning application to provide a three-storey block of 18 high-quality 1 and 2 bedroom apartments with 20 car parking spaces to help meet local affordable housing need.

The proposals seek to redevelop the site to provide much needed residential properties in the local area, with associated parking, landscaping and a pedestrianised link into ~~Netley~~ Recreation Ground.

A mixed-use scheme has been extensively explored to see if retention of the current shop units at 30 and 32 Queens View was viable as part of the redevelopment. Unfortunately, the long-term low level of demand for shops, make this financially unviable. The Council is also keen to ensure the protection of retail uses in Station and Victoria Roads.

We are inviting local residents and stakeholders to comment on the proposals ahead of a formal planning application being submitted.

A "drop in" event will be held at Hound Parish Hall, ~~Butlocks Heath~~ SO31 5FR on 19 July from 4pm to 7pm to enable residents to view the proposals and provide comments on the plans. Staff from the Council and design team will be on hand to answer your questions and provide more details about the proposed scheme.

Alternatively, information on the proposals can be viewed online at www.eastleigh.gov.uk/queensview from 12 July 2023 – 2 August 2023. The webpage will have an online questionnaire to enable you to provide any comments or queries on the proposed scheme. Your views are important to us and all responses will be recorded and carefully considered.

You will also have the opportunity to review the plans and comment formally on the application once it has been submitted via the planning application section of the Eastleigh Borough Council website.

Yours faithfully

Eastleigh Borough Council



Appendix C – ‘Drop In’ Sessions Presentation Boards

[see separate attachment]

Appendix D – Online Questionnaire Report

[see separate attachment]

Appendix E – Online Questionnaire Comments

[see separate attachment]