

SHAPING A VISION AND PLAN FOR THE FUTURE OF TOTTON

1 RECOMMENDATIONS

1.1 That the Cabinet:

- (a) endorse the approach set out in the report for the development of a Vision for Totton
- (b) endorse the principle of producing a Regeneration Plan for Totton which will replace the Totton Town Centre Urban Design Framework SPD 2003
- (c) endorse the governance arrangements outlined in the report

2. INTRODUCTION

2.1 The Cabinet meeting of the 5 May 2021 agreed a report The Local Plan Part two and supporting work. The report recommended that the Local Plan Part 2 be progressed to address 5 topics areas including town centre opportunities. The Cabinet also agreed to note that the Planning Service would also progress work on a range of supporting planning, policy and delivery matters essential to deliver sustainable growth, as set out in Section 6 of the Cabinet report.

2.2 The report identified other work areas which would complement work on the Local Plan, and/or support and enable the sustainable delivery of the adopted LPP1 sites and strategy. This included work on Town Centres, including:

- Fordingbridge Town Centre with a focus on access, circulation, green infrastructure and the commercial and other facilities needed for its expanding population
- Lymington with a focus on green infrastructure and access and local design and local distinctiveness
- New Milton Town Centre, subject to the outcome of the Neighbourhood Plan referendum, to support and enable the delivery of the Plan
- Ringwood Town Centre with specific focus on creating a vision for the town centre in light of the growth through the strategic sites focused on bringing forward development on sites such as the Old Cinema site
- Totton Town Centre to deliver a Regeneration Plan to reflect the ambition of the Totton and Waterside Vision document

The Totton and Waterside Vision document identifies improvements are needed to Totton town centre to better fulfil its role as a key urban centre for the Waterside and its communities.

- 2.3 The purpose of this report is to set out, at a high level, the initial work to create a community led 'Shaping a Vision for Totton Town Centre'. The report will also set out how this initial work will inform future work to produce the Totton Regeneration Plan. This Plan will shape the delivery of the vision and once adopted, will replace the Totton Town Centre Urban Design Framework, a Guide for Change and Development SPD 2003 and will be used to inform the new Local Plan and the next Economic Development Strategy.
- 2.4 The Cabinet are asked to note current work that is on going in other Towns as follows;
- Fordingbridge Town Centre Access Strategy being progressed, on going work on green infrastructure, the commercial and other facilities needed for its expanding population
 - Lymington - green infrastructure and potential pilot for local design code
 - New Milton Town Centre, support and enable the delivery of the Plan, Green Infrastructure Strategy pilot, template will be used with other towns over the coming year.
 - Ringwood Town Centre working with Neighbourhood Plan group, specific work around town centre.

3. BACKGROUND

- 3.1 The way town centres are used has changed considerably in the past decade. With the increased popularity and dominance of online shopping, changing habits of customers, and the unprecedented impact of COVID 19 have meant that our town centres face significant challenges and need to adapt to these circumstances. Further communities have different aspiration for their town centres and the role they need to play as the heart of a community.
- 3.2 The vision for place has a strong relationship with and is strongly driven by the way space is used within an area. However a place vision needs to look further and consider the role that an area should play in supporting, developing, nurturing, and inspiring its community.
- 3.3 The strong role spatial planning plays in shaping town centres is reflected in the National Planning Policy Framework (NPPF) which highlights the need to support the role that town centres play at the heart of local communities. This should be reflected in taking a positive approach to their management, growth and adaptation;
- 3.4 Planning Practice Guidance (which supports the NPPF) flags the role of local planning authorities in promoting a positive vision for town centres, including bringing stakeholders together.
- 3.5 The Council is in the early stages of preparing the next Local Plan as agreed in the May 2021 Cabinet report part of this work will include how change in our town centres is directed and assisted to ensure they continue to play a vital role as centres for the community. Part of this work will be looking at opportunities for increased town centre living as some town centre uses contract. Totton town centre is seen as an area of opportunity for regeneration. Shaping a Vision for Totton will play a role in informing the next Local Plan.

3.6 There are a number of drivers that means that specific work on Totton needs to be moved forward simultaneously with work on a future Local Plan. These include but are not limited to:

- The Adopted Local Plan allocates over 5000 homes and 18 hectares of employment land which will be delivered across the Waterside in the next decade, bringing a need for Totton to refine itself as the centre for the Waterside supporting these growing communities
- The need for brownfield sites to play more of a role in delivering sustainable development and addressing the Climate Change and Nature Emergency
- To build on the emerging Waterside Transport Strategy with a wider place shaping response
- Consideration of the future use of public land in a comprehensive manner
- Reflection of the way public services need to be provided going forward
- Opportunity to better understand and respond to the skills agenda
- The need to better understand and deliver cultural and heritage regeneration
- To respond to the desire to better create a sense for place
- Consider how Totton can create a gateway to the Waterside
- Optimising the opportunity the Freeport brings
- Reverse the current trend of piecemeal development within the town centre
- Funding opportunities

4. SHAPING A VISION FOR TOTTON

4.1 Work now needs to progress on Shaping the Vision for Totton through a community led engagement exercise. This work will create a narrative about the evolution of Totton from the Place it now is to the Place it evolves to. Meeting the aspirations of, and create opportunities for, existing and future communities. A consultant team will lead on carrying out the work, broken down into phases, set out in the following paragraphs:

Research Phase

4.2 This phase will be a familiarisation phase bring together all work undertaken so far including the work and the results of the community engagement work of the Neighbourhood Plan team. The consultant team will make field notes and recordings using film, photography, and sketches.

4.3 This phase will provide an initial sense of place, a set of baseline data and emerging themes that will be explored in more detail in subsequent phases. A stakeholder database will be developed together with an approved communications strategy.

Engagement Phase

4.4 This phase will develop, facilitate, and deliver a series of targeted engagement activities and events developed to answer the research aims. The events will be designed to develop clear concepts and ideas and to draw out and articulate a range of perspectives. The engagement will cover a wide cross section of stakeholder groups.

Translation Phase

4.5 This phase will involve translating what has been found on site into a series of

concepts for change — these will not be options, but different possibilities based on the consensus established by this point. For example, there may be one scenario with an emphasis as Totton Town Centre as a place for leisure and play, another with emphasis on commerce, and a further scenario with emphasis on returning biodiversity to the area. At this stage it will be important that the scenarios take account of the objectives for change and opportunity within the town.

Testing Phase

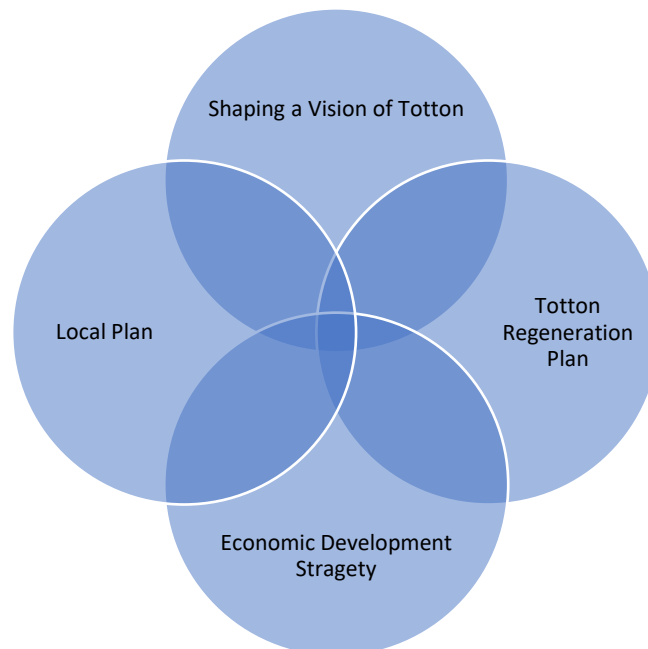
4.6 This phase will allow refinement and update of the ideas from a wider audience.

Reporting Phase

4.7 The final phase of the work is the establishment of a series of ideas that will be embedded in the final report. The work in this phase will be informed by the outcomes of the testing phase and the preferred way forward. The final report will propose where physical improvements could happen and what community and societal issues these changes should seek to address.

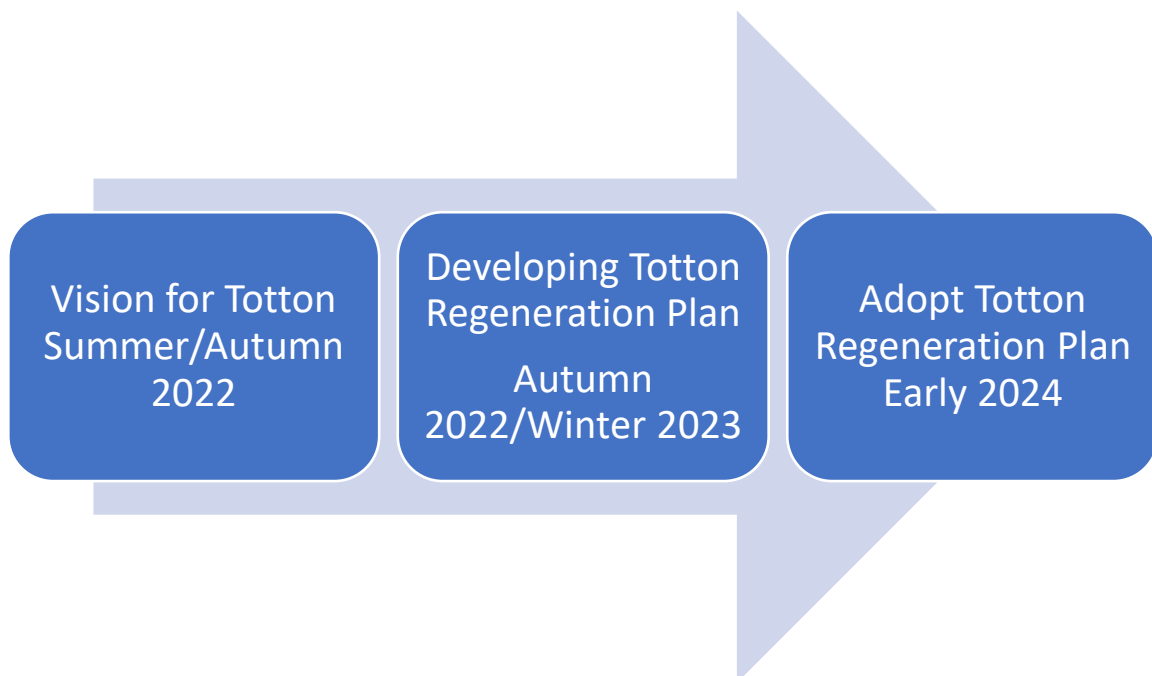
4.8 This Shaping a Vision work will be run by an experienced consultancy team focused on this type of community engagement. This work will be commissioned and take place over the summer months.

4.9 The output from this engagement will inform the creation of a simple document 'Shaping the Vision for Totton and will be used to inform the next piece of work – Totton Regeneration Plan. The diagram below shows the interrelationship between this initial work and other workstreams



5. TOTTON REGENERATION PLAN

- 5.1 It is important that there is a clear vision for Totton before the Regeneration Plan work is fully scoped. This report seeks endorsement for the principle of producing a Regeneration Plan for Totton, the scope of the work will be the subject of a later Cabinet report. At this stage it is simply acknowledged that the Plan includes a Masterplan as a planning tool to help secure redevelopment, public realm improvements, mixed land uses and improved access and connectivity.
- 5.2 Whilst the Masterplan will form a critical part of the Regeneration Plan, the Plan will include matters other than spatial planning matters. Some examples of themes that could be covered through the Plan include:
- Public Art
 - Opportunities for 'Pop Up' offers
 - Opportunities for 'in between uses'
 - Temporary public realm or place intervention activity
 - Place management
 - Stewardship
- 5.3 The Diagram below sets out the envisaged timescales for developing the Totton Regeneration Plan through to adoption of the Plan.



6. TOTTON AND ELING NEIGHBOURHOOD PLAN

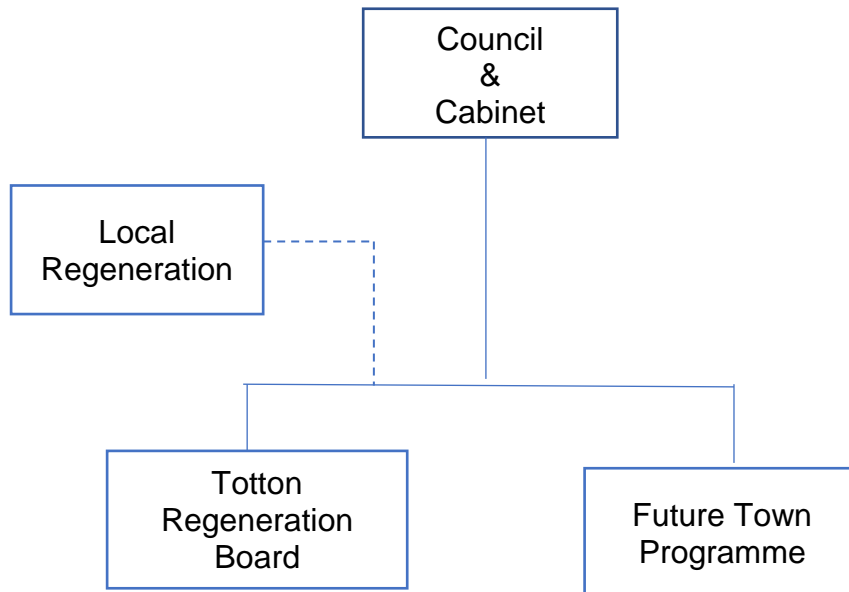
- 6.1 Work has commenced on the preparation of a Neighbourhood Plan for Totton and Eling. At this time no timetable has been agreed between the District and Town Council for progressing to the next stage of this work, if it is to progress the Neighbourhood Plan team need to align its work to Local Plan and Regeneration Plan work to ensure that the work will meet the test of conformity with the National Planning Framework and with the adopted and emerging District Local Plan.
- 6.2 Given the complexities of running these activities simultaneously and the confusion it may cause for communities who may not understand the differences between the three pieces of work it has been suggested that the Town Council as Neighbourhood Plan team pause its plan making work and focus on working with the District Council on Shaping the Vision for Totton, Local Plan work and the Regeneration Plan. A formal response from the Town Council is awaited. The work that has been done to date on the Neighbourhood Plan, including community engagement work can be used as part of the Shaping the Vision work.

7. RESOURCES

- 7.1 There is need to bring in specialist support to undertake the community engagement work to inform and develop the Vision for Totton together which will include the creation of a microsite to support the work.
- 7.2 There is budgetary provision as agreed in the Medium-Term Financial Plan and Annual Budget 2022/2023. The initial consultancy work will be funded from this source, a dedicated role is being created to support the day-to-day work to move this project forward. This role will work closely with other teams across the Council and will work within a new team responsible for regeneration across the District.

8. GOVERNANCE

- 8.1 A Totton Regeneration Board will be established. It will be an advisory board to update on progress and to support engagement and communication. The Board will be made up of a range of key stakeholders including representatives from the Town Council and the County Council, other public bodies with an interest, key landowners and other stakeholders. The Portfolio holder for Planning, Regeneration and Infrastructure will Chair the Board.
- 8.2 The Council will establish a Local Regeneration & Growth Strategy Partnership Board. This Board will be an advisory Board to provide a steer on strategic issues and will have no formal decision-making powers. Hampshire County Council will be invited to nominate an Executive member to sit on the Board to reflect the County Council's new model of engagement for local regeneration and growth.
- 8.3 The diagram below sets out the proposed governance structure and indicates other Boards or themes that may feed into the Local Regeneration and Growth Strategy Partnership Board



9. CONCLUSION

- 9.1 Progressing the Visioning work over the summer is an important next step to inform the Totton Regeneration Plan. There remains opportunity to carry out some immediate projects to make improvements to the public realm, these projects will be progressed working in partnership with the Town Council over the coming months.
- 9.2 There will be a further report to Cabinet seeking approval to consult on the draft Vision for Totton. Initial conversation and scoping of the Totton Regeneration Plan will progress over the summer, the Cabinet report on the draft Vision will update on the next steps to prepare the Regeneration Plan.

10. FINANCIAL IMPLICATIONS

- 10.1 The Council's approved Budget for 2022/23 has set aside additional funding to be aligned to Corporate Plan priority activities. The additional financial resources will enable the Council to deliver on more Regeneration across the District, with a focus on the Waterside and town centres (initially Totton).
- 10.2 Current budget to support strategic planning will be used to fund the specialist work that will be commissioned to produce the Vision for Totton and Regeneration Plan.
- 10.3 There maybe other financial implications resulting from the adoption of the Regeneration Plan, however at this stage these longer term implications are unknown.

11. ENVIRONMENTAL IMPLICATIONS

- 11.1 The Vision for Totton will identify the role different parts of the environment play in creating the place, the Regeneration Plan will identify what changes are needed to improve the environment.

12. CRIME AND DISORDER IMPLICATIONS

12.1 None arising directly from this report.

13. EQUALITY AND DIVERSITY IMPLICATIONS

13.1 It is important that the initial community engagement work to inform the Vision is inclusive and seeks the views from all. A key strand of developing the Vision and Regeneration Plan is a full assessment of the potential impacts on the whole community.

14. PORTFOLIO HOLDER COMMENTS

14.1 This is an exciting first step to shape the future of Totton Town Centre, I support the recommendations.

For further information contact:

Background Papers:

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