

## Freedom of Information Act 2000

FOI request - Lidl in Shirley/Villiers Road site

Ref No: **FOI-1718-0628**

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## A. Correspondence Between Labour Councillors and SCC Staff



Denness, Mike (Cllr) [Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)

Proposed Lidl application - (17/01206/FUL)

Dear Sam and [REDACTED]

My two Millbrook ward councillor colleagues will separately contact you in response to the proposals by Lidl to develop a new store on the site of the former depot and Shirley Police Station.

I have engaged with many members of the public in recent weeks, through door knocking, emails, letters, during a public meeting (approximately 80 attendees) undertaken on the 31<sup>st</sup> August at St Boniface Church Hall. My Labour Councillor colleagues and I also gave residents an opportunity to complete feedback forms to indicate their views on the proposals.

Broadly the majority of those local residents who responded or were questioned supported the proposed new store, however, the following comments, issues and concerns were raised during the engagement undertaken:

1. Traffic and highways impact – This was the issue that was raised most often with me, and specifically the following points were raised:-
  - a. The road surface of Villiers Road is unacceptable and would need to be resurfaced;
  - b. Concerns were raised regarding the customer vehicles entering and exiting the store, the junction of Villiers Road is not seen as suitable to allow cars to exit smoothly on to Shirley High Street, due to the level of existing users on the road. This would therefore force customers to use the existing 'rat-run' of Heysham Road and English Road. Due to the nature of Heysham Road and English Road, which are already congested, an increase in users on this road would not only negatively impact the lives of those residents living on this road, but also on safety. Concerns were also raised about the extant planning permission on the redevelopment of the gym site opposite, this will also put a large number of new cars and requirement for parking on to local roads.
  - c. Concerns were also raised regarding cycling and cyclists using the Shirley High Street, residents and stakeholders felt this was already a dangerous road they were therefore keen to see cycling lanes introduced to reduce potential danger to cyclists;
  - d. A larger store would either need more deliveries or larger lorries, both solutions were felt to be unsatisfactory, particular concerns were raised regarding lorries gaining access via English Road and Heysham Road;
  - e. Concern was also raised that the development of the store would lead to an increase of on-street parking on the road that will border the new store;
2. Building line – The building line of the store on Shirley High Street was raised by many as an area of concern. If the existing building line of Shirley High Street was to be maintained, the resulting loss of the Yew Tree and moving of the 'Mile Stone' was seen by many as unacceptable. If the existing building line of the police station was to be maintained, the possibility of creating a new bus stop lay-by set slightly back off the road was suggested. It was also suggested that a seating area fronting onto Shirley High Street, could benefit the area as well as a pedestrian access point onto Shirley was also recommended;
3. An unsatisfactory loss of protected trees with TPO's;
4. Works traffic, noise, dust and impact during demolition and construction was raised by many particularly in the vicinity of the store;
5. Shopping Trolley security, concern about trolleys being dumped in the vicinity of the store was often raised;
6. Concerns were raised about the traffic survey that formed part of the application, particularly the classification of old store traffic as discounted trips;
7. Light and noise pollution from the car-park, many concerns raised regarding high lampposts shining into peoples gardens and houses. Low level lighting was requested by many;
8. Potential anti-social behaviour in the car-park was also raised, out of hours locked gates on the car park were requested;
9. The wall that currently exists at the end of the gardens on Mayflower Road, needs to be replaced, if the existing wall is removed;

10. Air quality is already a big local issue, it was felt that Lidl could do a lot more to make the store more environmentally friendly.

Other issues raised which are unconnected to this application were also raised, namely:

1. The future of the existing store site.
2. Lidl and their treatment of staff.

In my summing up, I broadly accept the principle of developing a new Lidl Store on the site and I feel the site lends itself well to a retail development, however, I share the vast majority of the concerns detailed above, particularly those related to the 'traffic and highways impact' (Point 1) and building line (Point 2).

Kind regards

Mike

**Cllr Mike Denness**

**Labour Councillor for Millbrook Ward  
Southampton City Council**

T. Error! Hyperlink reference not valid.

E. [councillor.m.denness@southampton.gov.uk](mailto:councillor.m.denness@southampton.gov.uk)

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Sun 10/09/2017 20:54

Furnell, David (Cllr) [Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)

FW: LIDL Development

To Planning

I forgot to add you into my response re the LIDL development.

Cllr Furnell

**From:** Furnell, David (Cllr)

**Sent:** 10 September 2017 20:50

**To:** [REDACTED] Fox, Samuel <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>

**Cc:** Denness, Mike (Cllr) <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>; Taggart, Sarah P (Cllr)

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<[Hannah.Coombs@southampton.gov.uk](mailto:Hannah.Coombs@southampton.gov.uk)>; Kaur, Satvir (Cllr) <[Satvir.Kaur@southampton.gov.uk](mailto:Satvir.Kaur@southampton.gov.uk)>

**Subject:** LIDL Development

Dear [REDACTED] and Sam

Re: REF: Planning Application 17/01206/FUL – Lidl, Shirley Road

My two Millbrook colleagues will be contacting you separately with the reactions of the constituents who have contacted them.

In general the emails I have received from residents has been supportive of the building of a new LIDL store on the site. I haven't tallied up the number of people who have contacted me but it has been a substantial number. I have also been contacted by many Southampton residents outside the boundaries of the Millbrook ward primarily because of the wide ranging letter which LIDL sent to most of the west side of the city. Myself and my Millbrook colleagues talked to dozens of the residents in the immediate vicinity of the proposed store and I also took notes at our public meeting on August 31<sup>st</sup> to gauge what people were saying. A small minority of residents completely opposed the building of a new store and wanted housing built on the side instead but as I say a very small minority.

There were two main concerns which a large majority of respondents mentioned:

1. The trees – primarily the old Yew tree on Shirley High St. People were vehemently against this tree being removed as it is seen as an historical tree and as it is on the pavement it would not interfere with the operations of a LIDL store. This tree should be kept and LIDL told to change their plans. Two of the other three trees have a TPO and every effort should be made to keep these trees intact. LIDL should be asked to go away and rethink the siting of their store for this reason. Also the milestone should be kept.
2. Traffic – Shirley Rd/Shirley High Street are very busy roads and a new store will add to the amount of traffic. The entrance and exit to the store is in Villiers Road. Villiers Road is already heavily used as there is the Royal mail depot and the Eazy gym opposite the proposed site. Villiers Road is also used as a rat run by cars to access Shirley from the houses through Heysham Rd and the housing towards Waterhouse Lane/English Rd/Regents Park Rd. The junction of Villiers Road with Heysham is a narrow dog leg and is difficult to manoeuvre. The road surface in Villiers Road is in a very bad state and needs resurfacing. The LIDL representative at the public meeting mentioned this so any scheme will need to take this into account. Maybe as part of any section 106 agreement LIDL would provide the money to do this. There has also been a suggestion that Villiers Road be closed by the last house so making it a cul de sac and stopping through traffic. I would like traffic engineers to consider this proposal.

These have been the two main topics raised by my constituents but other things have also been raised which are very valid concerns:

Make sure parking is only for shoppers not commuters. There is a lack of parking in this general area and residents are concerned about increased parking by commuters

Height of walls on Heysham Rd and Mayflower Rd. The boundary of the site will be at the back of the houses in Heysham Road and Mayflower road. Residents in these roads expressed concerns about the security of their properties as their houses would be open to potential burglars and intruders. Obviously at present there is limited access. Also people in Mayflower Road wanted the present back wall kept and not demolished.

The lights in the car park should be at a lower level to avoid shining into people's houses.

A resident said that the plans included an electrical substation directly against their wall ,he wanted it moved

Traffic should be directed to turn towards Shirley Rd on exiting the site to avoid driving into the housing estate.

Is there an Iron Age/Bronze Age settlement underneath the site, if so needs to be investigated.

Noise and disturbance during demolition and construction and hours of work. There should be strict conditions on work carried out to demolish the site. Workers should be asked to park on site not in adjoining roads. In addition deliveries once the store is built should also be restricted.

LIDL should take responsibility to avoid litter and make it difficult for people to take away shopping trollies.

There should be extensive cycling provision on the site to encourage cycling.

#### Cllr Furnell Additional comments

I have some additional things which have not been raised by residents but which I would like to add  
The plans show an empty roof. This is an ideal opportunity for LIDL to show environmental concern and install solar panels on their roof. I noticed that they have done this in other stores in Europe.

LIDL should recycle rain water to use in the store.

Installation of several electric charge points so shoppers can charge their vehicles whilst shopping. This is future proofing their store as this technology takes off in the next few years.

I am sure that other things will be fed into the discussion but I think I have included everything I have been told by residents during our consultation.

From  
Cllr David Furnell  
Millbrook ward

Cllr David Furnell  
Labour Councillor for Millbrook ward  
Tel No 02380 223809

Sun 10/09/2017 17:14

Taggart, Sarah P (Cllr) [Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)

## Feedback from Lidl consultation period

Dear Sam, [REDACTED] and officers,

Following the consultation period offered in regard to the proposed Lidl relocation, here is the feedback from residents who have contacted me directly, either by email or as part of a series of household canvassing sessions conducted by myself and my Millbrook ward colleagues.

Overall, there was considerable support, in principal, for the proposal but several significant concerns were raised. In the main, these were based on traffic and noise issues plus some specific comments about the proposed removal of protected trees and the historic milestone that are located in the site.

Substantial or detailed comments have been copied at the end of this email for reference.

To summarise, I personally received 15 emails.

2 of these expressed wholehearted support of the application

3 of these specified road/traffic concerns

3 of these were solely concerned about the loss of the yew tree and other protected trees

3 of these expressed combined concerns about road and tree issues

4 of these expressed other concerns (including broader environmental concerns and worries about the effect on smaller independent retailers in the area

Cllrs Denness, Furnell and I canvassed streets in the area potentially most immediately affected by the proposed move. The feedback I received from this canvassing mirrors many of the views expressed at the meeting held on August 31<sup>st</sup>. In general, residents were very supportive of the move but were extremely concerned about the impact on residential roads adjacent to the proposed store site. Equally, a number of residents felt the loss of protected trees, the yew tree in particular, and the milestone, would be very detrimental to the heritage of the locality.

As a Millbrook resident myself, I too support the proposal, in principle, but agree with much of the feedback I have received that traffic and road use issues are significant as they could lead to serious problems for those who live close to the site and, more generally, for road users and pedestrians in the area.

I also feel that air, light and noise pollution that may result from the move must be acknowledged and that the Lidl application has not yet addressed these with sufficient detail or sensitivity.

I would also appreciate some indication of Lidl's intentions to 'give back' to the community. Should a new store be approved, it would no doubt be of considerable benefit to the company. The location of the store affects 3 local wards (Millbrook, Shirley and Freemantle) that have significant areas of deprivation and community groups that require help. I would very much welcome a dialogue with interested parties in this matter to explore how Lidl could use their greater profile in these communities to support and promote voluntary and charitable organisations and events.

Best wishes,

Cllr Sarah Taggart

**EMAILED COMMENTS FROM RESIDENTS:**

I am quite happy for the Lidl development to go ahead but I with the following comments considered.

1. The ancient Yew tree (subject to TPO) in front of the Police Station cannot be removed - it and the historic milestone are of important historic value to Shirley. The development can continue quite easily with the tree in place - it should positively embrace it!

There is needle and berry fall - only a shame our council road sweepers, based in the council yard around the corner, couldn't have given them a regular clean-up. Lidl can do it now, please.

NB. The Yew tree is, in a way, symptomatic of the councils total ignorance of its responsibility to the trees that it is responsible for. The council's attitude seems to be that the trees are ignored until they fall into a dangerous condition when they can cut them down.

There are many trees in the Shirley area heavily infested with mistletoe! The odd bit of mistletoe is quite attractive but it must be controlled before it kills the tree. This could be a nice little earner for someone every Christmas, go on a harvest and sell it in the precinct.

2. My garden is perfectly quiet right now - Lidl plans show an electrical substation next to my boundary wall, unless this substation is absolutely silent, I would prefer it was located further away from my boundary.

3. Traffic leaving the Lidl car park should be made to turn left onto Shirley High Street and not allowed to increase the heavily congested Heysham Road just like the traffic leaving Easy Gym/ Post Office with the signage and road design . . . not shown on Lidl drawings.

I cannot see any good coming from having the two access ways opposite each other - I can only see the development of a traffic black-spot!

Access to Shirley High Street would be improved by the creation of two lanes for traffic turning left and right.

Shirley High Street is heavily congested at the best of times. The council should be pro-active in this area and be trying to reduce the traffic in Shirley and make every attempt at improving traffic flow. The recent changes to the traffic priorities where Regent Park Road join the High Street and the traffic light timing have greatly worsened traffic flow - more vehicles stopped and pushing out exhaust fumes. The situation is made worse by an excess of busses along the High Street competing for the same passengers. The removal of the bus lay-bys in the previous 'improvements' also adds to the problem. When busses stop to pick-up passengers the road is brought to standstill.

This development will provide additional footfall and a bus lay by would help to ease traffic movement. The buses will not have a problem pulling out into to moving traffic - bus drivers are quite adept at pushing their way in!

4. Every time an articulated vehicle exits Villiers road and turn right on Shirley High Street it rides over the pedestrian crossing island opposite St Boniface Church - this island will have to be moved further along the road.

5. Villiers Road is in an abysmal condition - a great advert for the road outside the council maintenance yard! I trust this development will provide a new heavy duty surface.

6. Below this site is a Bronze / Iron age settlement - I trust this will be sensitively excavated to reveal what treasures may be there?

7. There are many buildings of heritage value on this site please investigate the possibilities of salvaging them to give them good homes.

8. Villiers Road would greatly be improved with the addition of a pedestrian crossing - it can be quite hazardous to cross it now before the addition of any traffic from Lidl.

*There has been lots of talk of traffic, the yew tree and we had a positive meeting last night re ideas for better cycling access to the proposed Lidl (our collaborative cycle report to be forwarded to you soon).*

However, I'm not sure how much local discussion has happened around the retail impact of this larger store? As well as loss to the main supermarket chains, £0.4million will be lost from smaller shops on Shirley High Street, a number of which are independently owned. A further £0.3m lost from outside Shirley. I'm not concerned about the loss to Sainsburys or Tescos, but there is a problem with indies struggling as a result of international chains coming into and dominating the city.

**Para 4.18 of Retail Statement** "We assume that all the existing Lidl's trade will transfer across to the new store, which leaves £2.1m of additional turnover to be diverted from other shops. This is a worst-case scenario since in practice the additional floorspace provided in the larger store will in part be used for qualitative improvements that will improve the shopping environment but may not result in an uplift in turnover. We estimate that £1.3m of this £2.1m will come from the Sainsbury store, £0.1m from the Tesco Express and £0.4m from other shops in the centre (which will include the Iceland). The remaining £0.3m is expected to come from stores outside Shirley. None of the resulting impacts are significant, with the highest being - 6.9% on the Sainsbury. It should also be noted that the table excludes the Co-op on Shirley Road, which was included in the retail study but has since closed. The turnover of that store is likely to have been redistributed to other shops within the centre, which will assist in ameliorating any impact from the new Lidl."

The report is a bit insensitive when it says "none of the resulting impacts are significant". Independent businesses are struggling in Southampton. If a local shop, perhaps one of our international stores, closes as a direct result of Lidl's expansion it will be significant to the owners and their customers that value their various product lines. I would have liked to see much more of an assessment of the impact of the diversity of shopping options in Shirley. 0.4million is a large amount of spend. Many stores are operating on very narrow margins already.

Lidl's business model does not include a café, pharmacy, post office etc but it may be worth including a condition to ensure these are not able to be included at a later date or other activity which could further threaten the vitality and viability of the high street.

I'm not clear whether the new Coop on Foundry Lane has been factored into the equation, and whether the new Lidl will impact on viability of this store which is within good walking distance of lots of Freemantle residents, some of whom will drive if they have to go to Shirley Road for their convenience shopping. I would imagine this shop will suffer from Lidl's relocation.

I am working on the Creative Places project at the moment which is all about the independent spirit of the city, ensuring places that support creative and community activity can flourish. On a side note, there has been an increase recently in indie places asking for public support to ensure they are sustained e.g. the Hobbit, Joiners, Board in the City, the Art House, October Books (all outside your wards but I wonder which venue will be next?). This is partly a consequence of the evening economy being redirected to big chains via West Quay watermark, and we have had some sad closures of much loved places such as The Notes café and Dock of the Bay, not to mention many more than are not quite as well known in the city, but were well valued by their loyal customers.

The Council is under public pressure to support struggling indies with rate relief and demonstrate its commitment to the locally-owned economy.

Whilst I have no objection to the proposals for the new store itself, my concern is with the increase in the volume of traffic that it will generate in the local area.

I live in English Rd and this is already a very busy rat run to town to avoid Shirley High St traffic congestion. Vehicles come from the dual carriage way, and also the High St, via Regents Park Rd, Waterhouse Way, English Rd, Foundry Lane & often Villiers Rd. Villiers Rd itself is a very narrow road, difficult to navigate because of the parked vehicles and the sharp blind bend.

BAT is also on Waterhouse Way. It is a major employer, already generating a significant amount of traffic, including large, heavy commercial vehicles.

As there is a primary school on the corner of English Rd & Foundry Lane, traffic is particularly heavy on the school run. I do have concerns about pupil safety during these times if even more traffic is using this short cut to access the proposed Lidl store.

My objection to the planning application is based purely on the increased volume of traffic that it will generate in an already very busy area & of course, child safety.

Please do share my concerns at your meeting about this planning application.

*We have received a letter from Lidl UK dated 11 August outlining their proposed relocation to the corner of Shirley Road/Villiers Road, Shirley. We cannot stress how strongly we object to this projected move.*

*Villiers Road is very narrow and as you will know Shirley Road is, at most times of the day, extremely busy. We cannot see how Lidl's very large delivery lorries (and possibly other companies' vehicles) will negotiate the proposed only entrance there will be to the site from Villiers Road along with customer traffic. There is also a busy right turn into Shirley Avenue almost opposite the site. This stretch of Shirley Road becomes quickly congested when buses are parked at the bus stop directly outside the site and vehicles are turning right into Shirley Avenue and also trying to come out of Villiers Road.*

*Secondly, we object to the tree being removed from the front of the proposed site. There is very little that is pleasant about this area of Shirley now and the tree is a rather nice feature. We know Lidl have proposed compensating for the loss of trees by planting a "tree lined avenue on Villiers Road". Quite frankly this is a ridiculous proposal – would they not be more appreciated in Shirley Road/High Street?) It will only be a matter of time before the trees are either vandalised or damaged by delivery lorries/traffic.*

*Finally, there is an old milestone directly in front of the tree on Shirley Road giving the distance to Southampton and Romsey. Is this quirky little feature going to be preserved? There is no mention of it in Lidl's publicity letter or on their very detailed site plan. We have no idea how old this milestone is but we think it would be desperately sad to lose it, which given the cavalier way Southampton treats its heritage, is highly likely.*

*There really is no precedent for a supermarket of this size fronting directly onto Shirley Road. Sainsburys is the only other large supermarket in the area and they are off the main road in Shirley Precinct. We can see no reason for Lidl's to move from their present site except to increase their profits.*

I have serious concerns on the amount of extra traffic that your new store will generate, the junction of Shirley Road and Villiers Road is already a nightmare to get in and out of and Shirley High Street is always very busy.

It is my belief that your traffic survey is flawed.

Firstly the survey has discounted the traffic that uses the existing store, well unless the existing store is turned into a park there will still be traffic using that building after Lidl have moved. Just because it is not Lidl's customers causing the traffic does not mean it should be discounted.

Secondly the survey shows that the existing Lidl's car park is being used by customers using the Polish supermarket. I believe this will happen on a bigger scale at the proposed site, people will use Lidl's car park and go in other shops generating more traffic than predicted.

Thirdly the survey cites a store in Ringwood against a proposed store in Southampton. The population density and infrastructure of the two places are completely different, this is a meaningless comparison.

I would also like to say that it is a disgrace that the tree on Shirley Road is removed, it has been there a very long time and it still looks in very good health.

Also I can find no reference in the proposal to the distance marker stone at the base of the tree, I think this is a datum point, a feature of Shirley and should be preserved in the place it stands today.



*I have read the proposed development planning application and the documents that were posted to local residents.*

*I too share the concerns of recent articles in the Southern Daily Echo, regarding the traffic and congestion in Villiers Road/Shirley Road, and the impact the proposals would have to the local area.*

*My main objection and concern however, is in regards to the removal of the trees from the sight which are subject to Tree Preservation Orders. Most notably the Yew tree and mile marker which stand at the front of the sight. Why can't the proposal be changed in order for the trees to be kept?! All they need to do is step the front of the store back slightly to allow the Yew tree to remain. This tree has been there for an awful long time, and is a beloved fixture of the street scene! I do feel that the company have not taken into account the true feelings of the locals into account. Why allow for planting along the side of the store in Villiers Road, when it faces a car park for the gym and postal sorting office?! It does not make sense to have it this way. Plant the trees along the front and allow the Yew to remain!*

*I feel like putting up a banner "SAVE OUR YEW TREE!", or picketing the site to prevent its removal!*

Whilst Lidl may need a new site, the move onto the High Street in Shirley will have a detrimental effect on local independent shops. There are also supermarkets within very close distance (Sainsbury's), Tesco Express. Two stores on the same stretch of road have closed, Co-op and Morrisons (which was situated very near to the suggested site). I also believe that the site, although needs to be developed, is crying out for housing, and some small shops facing onto Shirley Road, to carry on the 'local feel' of the High Street/Road with smaller shops. Also the traffic turning in and out of Villiers Road will increase, and lorries delivering to Lidl will be competing with lorries delivering mail to the Royal Mail sorting centre. The junction cannot be widened enough to cope with these heavy vehicles and traffic would need preventing access from Villiers Road into Heysham Road, residential roads and parking is bad enough in those roads at the moment as it is. Particularly at school times when I believe traffic increases a great deal, and as these roads lead directly to a school it could also cause even further issues.

The yew tree in front of the store is obviously a recognised landmark and valued by local residents, it also has a TPO. It is part of the furniture of the High Street and should not be removed.

Lidl obviously need a new site, but I don't believe this is the right place for it. A development of housing, and small shops, and possibly a children's play park and green planting would be far better for Shirley business, and it's residents.

*As a resident of Freemantle and regular Lidl customer, I received a letter this morning showing me the proposed plans for the new Lidl store.*

*I do think this is a much needed upgrade and do support the new store opening.*

*Although, I do not support the removal of the Yew tree that is situated on Shirley Road, this is an iconic part of the high street and would be very upset to see it go.*

*I believe that this could be incorporated into the plans so that the store can still be built and the tree can also stay. When the police station was built in 1970 they incorporated the tree so why can't Lidl?*

*The tree is more iconic to the people of Southampton than the brand, and would only contribute to the image not take away from it. I feel so strongly about this matter that if the site is built and tree is removed or damaged I will no longer be using Lidl.*

*I hope that there will be some solution that both can be incorporated and I will look forward to visiting the new store.*

While I welcome the re-development of the old Shirley Police Station site by Lidl's, I am concerned that the old Yew tree, a Shirley landmark, going back at least 150 years (maybe more) has to be destroyed.

In Lidl's application in 2016, details were provided that indicated the old tree would be protected and retained. In their 2017 re-application they maintain that the tree will have to be removed. Strange as that this later application contained a detailed arboreal reporting that the tree was classed as an A rated, historical tree, unique in the area.

The developers state that the Yew tree will "spoil" the line of their store frontage. No defence in my book.

The Yew tree and the accompanying old milestone in front of it are as close to the boundary with the pavement in Shirley Road as they can be.

I sincerely hope you can do your utmost to impress on the developers and council members and officers involved that this much loved tree is protected and retained.

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**From:** Coombs, Hannah (Cllr)

**Sent:** 11 September 2017 14:10

**To:** Denness, Mike (Cllr) ; Planning ; [REDACTED]

**Subject:** FW: Lidl Store - Heysham Road. Increased Safety risk to residents and children.

Dear [REDACTED], Cllr Denness and Planning,

Thank you for your email. I have forwarded your email to Planning and Cllr Denness, the Chair of Planning (and your councillor in the Millbrook ward), so that your comments can be considered before the application goes to the Planning Committee.

Yours sincerely,

Hannah Coombs

Labour Councillor for Shirley Ward

Southampton City Council

E. [councillor.h.coombs@southampton.gov.uk](mailto:councillor.h.coombs@southampton.gov.uk)

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**From:** [REDACTED]

**Sent:** 07 September 2017 12:19

**To:** [stophilshirley@gmail.com](mailto:stophilshirley@gmail.com); Moulton, Jeremy (Cllr) <[Jeremy.Moulton@southampton.gov.uk](mailto:Jeremy.Moulton@southampton.gov.uk)>; Kaur, Satvir (Cllr) <[Satvir.Kaur@southampton.gov.uk](mailto:Satvir.Kaur@southampton.gov.uk)>; Coombs, Hannah (Cllr) <[Hannah.Coombs@southampton.gov.uk](mailto:Hannah.Coombs@southampton.gov.uk)>; Chaloner, Mark (Cllr) <[Mark.Chaloner@southampton.gov.uk](mailto:Mark.Chaloner@southampton.gov.uk)>

**Subject:** Lidl Store - Heysham Road. Increased Safety risk to residents and children.

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

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Digital Tool	Percentage of Respondents
Video Conferencing Tool	85%
Document Collaboration Tool	75%
Project Management Tool	10%

Age Group	Percentage
18-29	85%
30-49	88%
50-69	78%
70+	75%
All adults	82%
U.S. adults	82%

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Response	Percentage
Yes, the current system is the best way to run the country	85%
No, the current system is not the best way to run the country	15%

Country	Share of GDP
United States	1.5%
Germany	1.4%
France	1.3%
China	0.8%

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1. **Identify the main components of the system.**

Response	Percentage
Yes, the current political system is fair and just	85%
No, the current political system is not fair and just	15%

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-----Original Message-----

From: Coombs, Hannah (Cllr)

Sent: 25 August 2017 15:30

To: [REDACTED] Planning <planning@southampton.gov.uk>; Denness, Mike (Cllr) <Mike.Denness@southampton.gov.uk>

Subject: RE: Lidl's Planning Application Shirley

Dear [REDACTED] Cllr Denness and Planning,

Thank you for your email. I have forwarded your email to Planning and Cllr Denness, the Chair of Planning, so that your comments can be considered before the application goes to the Planning Committee.

Yours sincerely,  
Hannah Coombs  
Labour Councillor for Shirley Ward  
Southampton City Council  
E. councillor.h.coombs@southampton.gov.uk

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**From:** Coombs, Hannah (Cllr)  
**Sent:** 06 September 2017 16:59  
**To:** Planning ; [REDACTED] ; Denness, Mike (Cllr)  
**Subject:** FW: Relocation of Lidl foodstore - Shirley Road, Shirley

Dear [REDACTED], Cllr Denness and Planning,

Thank you for your email. I have forwarded your email to Planning and Cllr Denness, the Chair of Planning, so that your comments can be considered before the application goes to the Planning Committee.

Yours sincerely,

Hannah Coombs

Labour Councillor for Shirley Ward

Southampton City Council

E. [councillor.h.coombs@southampton.gov.uk](mailto:councillor.h.coombs@southampton.gov.uk)

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**From:** Taggart, Sarah P (Cllr)  
**Sent:** 10 September 2017 17:14  
**To:** [REDACTED]; Fox, Samuel <Samuel.Fox@southampton.gov.uk>; Planning  
<planning@southampton.gov.uk>  
**Cc:** Denness, Mike (Cllr) <Mike.Denness@southampton.gov.uk>; Furnell, David (Cllr)  
<Councillor.D.Furnell@southampton.gov.uk>  
**Subject:** Feedback from Lidl consultation period

Dear Sam, [REDACTED] and officers,

Following the consultation period offered in regard to the proposed Lidl relocation, here is the feedback from residents who have contacted me directly, either by email or as part of a series of household canvassing sessions conducted by myself and my Millbrook ward colleagues.

Overall, there was considerable support, in principal, for the proposal but several significant concerns were raised. In the main, these were based on traffic and noise issues plus some specific comments about the proposed removal of protected trees and the historic milestone that are located in the site.

Substantial or detailed comments have been copied at the end of this email for reference.

To summarise, I personally received 15 emails.  
2 of these expressed wholehearted support of the application  
3 of these specified road/traffic concerns  
3 of these were solely concerned about the loss of the yew tree and other protected trees  
3 of these expressed combined concerns about road and tree issues  
4 of these expressed other concerns (including broader environmental concerns and worries about the effect on smaller independent retailers in the area

Cllrs Denness, Furnell and I canvassed streets in the area potentially most immediately affected by the proposed move. The feedback I received from this canvassing mirrors many of the views expressed at the meeting held on August 31<sup>st</sup>. In general, residents were very supportive of the move but were extremely concerned about the impact on residential roads adjacent to the proposed store site. Equally, a number of residents felt the loss of protected trees, the yew tree in particular, and the milestone, would be very detrimental to the heritage of the locality.

As a Millbrook resident myself, I too support the proposal, in principle, but agree with much of the feedback I have received that traffic and road use issues are significant as they could lead to serious problems for those who live close to the site and, more generally, for road users and pedestrians in the area.

I also feel that air, light and noise pollution that may result from the move must be acknowledged and that the Lidl application has not yet addressed these with sufficient detail or sensitivity.

I would also appreciate some indication of Lidl's intentions to 'give back' to the community. Should a new store be approved, it would no doubt be of considerable benefit to the company. The location of the store affects 3 local wards (Millbrook, Shirley and Freemantle) that have significant areas of deprivation and community groups that require help. I would very much welcome a dialogue with interested parties in this matter to explore how Lidl could use their greater profile in these communities to support and promote voluntary and charitable organisations and events.

Best wishes,

Cllr Sarah Taggart

#### **EMAILED COMMENTS FROM RESIDENTS:**

I am quite happy for the Lidl development to go ahead but I with the following comments considered.

1. The ancient Yew tree (subject to TPO) in front of the Police Station cannot be removed - it and the historic milestone are of important historic value to Shirley. The development can continue quite easily with the tree in place - it should positively embrace it!

There is needle and berry fall - only a shame our council road sweepers, based in the council yard around the corner, couldn't have given them a regular clean-up. Lidl can do it now, please.

NB. The Yew tree is, in a way, symptomatic of the councils total ignorance of its responsibility to the trees that it is responsible for. The council's attitude seems to be that the trees are ignored until they fall into a dangerous condition when they can cut them down.

There are many trees in the Shirley area heavily infested with mistletoe! The odd bit of mistletoe is quite attractive but it must be controlled before it kills the tree. This could be a nice little earner for someone every Christmas, go on a harvest and sell it in the precinct.

2. My garden is perfectly quiet right now - Lidl plans show an electrical substation next to my boundary wall, unless this substation is absolutely silent, I would prefer it was located further away from my boundary.

3. Traffic leaving the Lidl car park should be made to turn left onto Shirley High Street and not allowed to increase the heavily congested Heysham Road just like the traffic leaving Easy Gym/ Post Office with the signage and road design . . . not shown on Lidl drawings.

I cannot see any good coming from having the two access ways opposite each other - I can only see the development of a traffic black-spot!

Access to Shirley High Street would be improved by the creation of two lanes for traffic turning left and right.

Shirley High Street is heavily congested at the best of times. The council should be pro-active in this area and be trying to reduce the traffic in Shirley and make every attempt at improving traffic flow. The recent changes to the traffic priorities where Regent Park Road join the High Street and the traffic light timing have greatly worsened traffic flow - more vehicles stopped and pushing out exhaust fumes. The situation is made worse by an excess of busses along the High Street competing for the same passengers. The removal of the bus lay-bys in the previous 'improvements' also adds to the problem. When busses stop to pick-up passengers the road is brought to standstill.

This development will provide additional footfall and a bus lay by would help to ease traffic movement. The buses will not have a problem pulling out into moving traffic - bus drivers are quite adept at pushing their way in!

4. Every time an articulated vehicle exits Villiers road and turn right on Shirley High Street it rides over the pedestrian crossing island opposite St Boniface Church - this island will have to be moved further along the road.

5. Villiers Road is in an abysmal condition - a great advert for the road outside the council maintenance yard! I trust this development will provide a new heavy duty surface.
6. Below this site is a Bronze / Iron age settlement - I trust this will be sensitively excavated to reveal what treasures may be there?
7. There are many buildings of heritage value on this site please investigate the possibilities of salvaging them to give them good homes.
8. Villiers Road would greatly be improved with the addition of a pedestrian crossing - it can be quite hazardous to cross it now before the addition of any traffic from Lidl.

*There has been lots of talk of traffic, the yew tree and we had a positive meeting last night re ideas for better cycling access to the proposed Lidl (our collaborative cycle report to be forwarded to you soon).*

*However, I'm not sure how much local discussion has happened around the retail impact of this larger store? As well as loss to the main supermarket chains, £0.4million will be lost from smaller shops on Shirley High Street, a number of which are independently owned. A further £0.3m lost from outside Shirley. I'm not concerned about the loss to Sainsburys or Tescos, but there is a problem with indies struggling as a result of international chains coming into and dominating the city.*

**Para 4.18 of Retail Statement** *"We assume that all the existing Lidl's trade will transfer across to the new store, which leaves £2.1m of additional turnover to be diverted from other shops. This is a worst-case scenario since in practice the additional floorspace provided in the larger store will in part be used for qualitative improvements that will improve the shopping environment but may not result in an uplift in turnover. We estimate that £1.3m of this £2.1m will come from the Sainsbury store, £0.1m from the Tesco Express and £0.4m from other shops in the centre (which will include the Iceland). The remaining £0.3m is expected to come from stores outside Shirley. None of the resulting impacts are significant, with the highest being - 6.9% on the Sainsbury. It should also be noted that the table excludes the Co-op on Shirley Road, which was included in the retail study but has since closed. The turnover of that store is likely to have been redistributed to other shops within the centre, which will assist in ameliorating any impact from the new Lidl."*

*The report is a bit insensitive when it says "none of the resulting impacts are significant". Independent businesses are struggling in Southampton. If a local shop, perhaps one of our international stores, closes as a direct result of Lidl's expansion it will be significant to the owners and their customers that value their various product lines. I would have liked to see much more of an assessment of the impact of the diversity of shopping options in Shirley. 0.4million is a large amount of spend. Many stores are operating on very narrow margins already.*

*Lidl's business model does not include a café, pharmacy, post office etc but it may be worth including a condition to ensure these are not able to be included at a later date or other activity which could further threaten the vitality and viability of the high street.*

*I'm not clear whether the new Coop on Foundry Lane has been factored into the equation, and whether the new Lidl will impact on viability of this store which is within good walking distance of lots of Freemantle residents, some of whom will drive if they have to go to Shirley Road for their convenience shopping. I would imagine this shop will suffer from Lidl's relocation.*

*I am working on the Creative Places project at the moment which is all about the independent spirit of the city, ensuring places that support creative and community activity can flourish. On a side note, there has been an increase recently in indie places asking for public support to ensure they are sustained e.g. the Hobbit, Joiners, Board in the City, the Art House, October Books (all outside your wards but I wonder which venue will be next?). This is partly a consequence of the evening economy being redirected to big chains via West Quay watermark, and we have had some sad closures of much loved places such as The Notes café and Dock of the Bay, not to mention many more than are not quite as well known in the city, but were well valued by their loyal customers.*

*The Council is under public pressure to support struggling indies with rate relief and demonstrate its commitment to the locally-owned economy.*

Whilst I have no objection to the proposals for the new store itself, my concern is with the increase in the volume of traffic that it will generate in the local area.

I live in English Rd and this is already a very busy rat run to town to avoid Shirley High St traffic congestion. Vehicles come from the dual carriage way, and also the High St, via Regents Park Rd, Waterhouse Way, English Rd, Foundry Lane & often Villiers Rd. Villiers Rd itself is a very narrow road, difficult to navigate because of the parked vehicles and the sharp blind bend.

BAT is also on Waterhouse Way. It is a major employer, already generating a significant amount of traffic, including large, heavy commercial vehicles.

As there is a primary school on the corner of English Rd & Foundry Lane, traffic is particularly heavy on the school run. I do have concerns about pupil safety during these times if even more traffic is using this short cut to access the proposed Lidl store.

My objection to the planning application is based purely on the increased volume of traffic that it will generate in an already very busy area & of course, child safety.

Please do share my concerns at your meeting about this planning application.

*We have received a letter from Lidl UK dated 11 August outlining their proposed relocation to the corner of Shirley Road/Villiers Road, Shirley. We cannot stress how strongly we object to this projected move.*

*Villiers Road is very narrow and as you will know Shirley Road is, at most times of the day, extremely busy. We cannot see how Lidl's very large delivery lorries (and possibly other companies' vehicles) will negotiate the proposed only entrance there will be to the site from Villiers Road along with customer traffic. There is also a busy right turn into Shirley Avenue almost opposite the site. This stretch of Shirley Road becomes quickly congested when buses are parked at the bus stop directly outside the site and vehicles are turning right into Shirley Avenue and also trying to come out of Villiers Road.*

*Secondly, we object to the tree being removed from the front of the proposed site. There is very little that is pleasant about this area of Shirley now and the tree is a rather nice feature. We know Lidl have proposed compensating for the loss of trees by planting a "tree lined avenue on Villiers Road". Quite frankly this is a ridiculous proposal – would they not be more appreciated in Shirley Road/High Street?) It will only be a matter of time before the trees are either vandalised or damaged by delivery lorries/traffic.*

*Finally, there is an old milestone directly in front of the tree on Shirley Road giving the distance to Southampton and Romsey. Is this quirky little feature going to be preserved? There is no mention of it in Lidl's publicity letter or on their very detailed site plan. We have no idea how old this milestone is but we think it would be desperately sad to lose it, which given the cavalier way Southampton treats its heritage, is highly likely.*

*There really is no precedent for a supermarket of this size fronting directly onto Shirley Road. Sainsburys is the only other large supermarket in the area and they are off the main road in Shirley Precinct. We can see no reason for Lidl's to move from their present site except to increase their profits.*

I have serious concerns on the amount of extra traffic that your new store will generate, the junction of Shirley Road and Villiers Road is already a nightmare to get in and out of and Shirley High Street is always very busy.

It is my belief that your traffic survey is flawed.

Firstly the survey has discounted the traffic that uses the existing store, well unless the existing store is turn into a park there will still be traffic using that building after Lidl have moved. Just because it is not Lidl's customers causing the traffic does not mean it should be discounted.

Secondly the survey show that the existing Lidl's car par is being used by customers using the Polish supermarket. I believe this will happen on a bigger scale at the proposed site, people will use Lidl's car park and go in other shops generating more traffic than predicted.

Thirdly the survey cites a store in Ringwood against a proposed store in Southampton. The population density and infrastructure of the two places are completely different, this is a meaningless comparison.

I would also like to say that it is a disgrace that the tree on Shirley Road is removed, it has been there a very long time and it still looks in very good health.

Also I can find no reference in the proposal to the distance marker stone at the base of the tree, I think this is a datum point, a feature of Shirley and should be preserved in the place it stands today.

*I have read the proposed development planning application and the documents that were posted to local residents.*

*I too share the concerns of recent articles in the Southern Daily Echo, regarding the traffic and congestion in Villiers Road/Shirley Road, and the impact the proposals would have to the local area.*

*My main objection and concern however, is in regards to the removal of the trees from the sight which are subject to Tree Preservation Orders. Most notably the Yew tree and mile marker which stand at the front of the sight. Why can't the proposal be changed in order for the trees to be kept?! All they need to do is step the front of the store back slightly to allow the Yew tree to remain. This tree has been there for an awful long time, and is a beloved fixture of the street scene! I do feel that the company have not taken into account the true feelings of the locals into account. Why allow for planting along the side of the store in Villiers Road, when it faces a car park for the gym and postal sorting office?! It does not make sense to have it this way. Plant the trees along the front and allow the Yew to remain!*

*I feel like putting up a banner "SAVE OUR YEW TREE!", or picketing the site to prevent its removal!*

Whilst Lidl may need a new site, the move onto the High Street in Shirley will have a detrimental effect on local independent shops. There are also supermarkets within very close distance (Sainsbury's), Tesco Express. Two stores on the same stretch of road have closed, Co-op and Morrisons (which was situated very near to the suggested site). I also believe that the site, although needs to be developed, is crying out for housing, and some small shops facing onto Shirley Road, to carry on the 'local feel' of the High Street/Road with smaller shops. Also the traffic turning in and out of Villiers Road will increase, and lorries delivering to Lidl will be competing with lorries delivering mail to the Royal Mail sorting centre. The junction cannot be widened enough to cope with these heavy vehicles and traffic would need preventing access from Villiers Road into Heysham Road, residential roads and parking is bad enough in those roads at the moment as it is. Particularly at school times when I believe traffic increases a great deal, and as these roads lead directly to a school it could also cause even further issues.

The yew tree in front of the store is obviously a recognised landmark and valued by local residents, it also has a TPO. It is part of the furniture of the High Street and should not be removed.

Lidl obviously need a new site, but I don't believe this is the right place for it. A development of housing, and small shops, and possibly a children's play park and green planting would be far better for Shirley business, and it's residents.

*As a resident of Freemantle and regular Lidl customer, I received a letter this morning showing me the proposed plans for the new Lidl store.*

*I do think this is a much needed upgrade and do support the new store opening.*

*Although, I do not support the removal of the Yew tree that is situated on Shirley Road, this is an iconic part of the high street and would be very upset to see it go.*

*I believe that this could be incorporated into the plans so that the store can still be built and the tree can also stay. When the police station was built in 1970 they incorporated the tree so why can't Lidl?*

*The tree is more iconic to the people of Southampton than the brand, and would only contribute to the image not take away from it. I feel so strongly about this matter that if the site is built and tree is removed or damaged I will no longer be using Lidl.*

*I hope that there will be some solution that both can be incorporated and I will look forward to visiting the new store.*

While I welcome the re-development of the old Shirley Police Station site by Lidl's, I am concerned that the old Yew tree, a Shirley landmark, going back at least 150 years (maybe more) has to be destroyed.

In Lidl's application in 2016, details were provided that indicated the old tree would be protected and retained. In their 2017 re-application they maintain that the tree will have to be removed. Strange as that this later application contained a detailed arboreal reporting that the tree was classed as an A rated, historical tree, unique in the area.

The developers state that the Yew tree will "spoil" the line of their store frontage. No defence in my book.

The Yew tree and the accompanying old milestone in front of it are as close to the boundary with the pavement in Shirley Road as they can be.

I sincerely hope you can do your utmost to impress on the developers and council members and officers involved that this much loved tree is protected and retained.



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**From:** Taggart, Sarah P (Cllr)

**Sent:** 10 September 2017 17:14

**To:** [REDACTED] Fox, Samuel <Samuel.Fox@southampton.gov.uk>; Planning <planning@southampton.gov.uk>

**Cc:** Denness, Mike (Cllr) <Mike.Denness@southampton.gov.uk>; Furnell, David (Cllr) <Councillor.D.Furnell@southampton.gov.uk>

**Subject:** Feedback from Lidl consultation period

Dear Sam, [REDACTED] and officers,

Following the consultation period offered in regard to the proposed Lidl relocation, here is the feedback from residents who have contacted me directly, either by email or as part of a series of household canvassing sessions conducted by myself and my Millbrook ward colleagues.

Overall, there was considerable support, in principal, for the proposal but several significant concerns were raised. In the main, these were based on traffic and noise issues plus some specific comments about the proposed removal of protected trees and the historic milestone that are located in the site.

Substantial or detailed comments have been copied at the end of this email for reference.

To summarise, I personally received 15 emails.

2 of these expressed wholehearted support of the application

3 of these specified road/traffic concerns

3 of these were solely concerned about the loss of the yew tree and other protected trees

3 of these expressed combined concerns about road and tree issues

4 of these expressed other concerns (including broader environmental concerns and worries about the effect on smaller independent retailers in the area)

Cllrs Denness, Furnell and I canvassed streets in the area potentially most immediately affected by the proposed move. The feedback I received from this canvassing mirrors many of the views expressed at the meeting held on August 31<sup>st</sup>. In general, residents were very supportive of the move but were extremely concerned about the impact on residential roads adjacent to the proposed store site. Equally, a number of residents felt the loss of protected trees, the yew tree in particular, and the milestone, would be very detrimental to the heritage of the locality.

As a Millbrook resident myself, I too support the proposal, in principle, but agree with much of the feedback I have received that traffic and road use issues are significant as they could lead to serious problems for those who live close to the site and, more generally, for road users and pedestrians in the area.

I also feel that air, light and noise pollution that may result from the move must be acknowledged and that the Lidl application has not yet addressed these with sufficient detail or sensitivity.

I would also appreciate some indication of Lidl's intentions to 'give back' to the community. Should a new store be approved, it would no doubt be of considerable benefit to the company. The location of the store affects 3 local wards (Millbrook, Shirley and Freemantle) that have significant areas of deprivation and community groups that require help. I would very much welcome a dialogue with interested parties in this matter to explore how Lidl could use their greater profile in these communities to support and promote voluntary and charitable organisations and events.

Best wishes,

Cllr Sarah Taggart

#### **EMAILED COMMENTS FROM RESIDENTS:**

I am quite happy for the Lidl development to go ahead but I with the following comments considered.

1. The ancient Yew tree (subject to TPO) in front of the Police Station cannot be removed - it and the historic milestone are of important historic value to Shirley. The development can continue quite easily with the tree in place - it should positively embrace it!

There is needle and berry fall - only a shame our council road sweepers, based in the council yard around the corner, couldn't have given them a regular clean-up. Lidl can do it now, please.

NB. The Yew tree is, in a way, symptomatic of the council's total ignorance of its responsibility to the trees that it is responsible for. The council's attitude seems to be that the trees are ignored until they fall into a dangerous condition when they can cut them down.

There are many trees in the Shirley area heavily infested with mistletoe! The odd bit of mistletoe is quite attractive but it must be controlled before it kills the tree. This could be a nice little earner for someone every Christmas, go on a harvest and sell it in the precinct.

2. My garden is perfectly quiet right now - Lidl plans show an electrical substation next to my boundary wall, unless this substation is absolutely silent, I would prefer it was located further away from my boundary.

3. Traffic leaving the Lidl car park should be made to turn left onto Shirley High Street and not allowed to increase the heavily congested Heysham Road just like the traffic leaving Easy Gym/ Post Office with the signage and road design . . . not shown on Lidl drawings.

I cannot see any good coming from having the two access ways opposite each other - I can only see the development of a traffic black-spot!

Access to Shirley High Street would be improved by the creation of two lanes for traffic turning left and right.

Shirley High Street is heavily congested at the best of times. The council should be pro-active in this area and be trying to reduce the traffic in Shirley and make every attempt at improving traffic flow. The recent changes to the traffic priorities where Regent Park Road join the High Street and the traffic light timing have greatly worsened traffic flow - more vehicles stopped and pushing out exhaust fumes. The situation is made worse by an excess of busses along the High Street competing for the same passengers. The removal of the bus lay-bys in the previous 'improvements' also adds to the problem. When busses stop to pick-up passengers the road is brought to standstill.

This development will provide additional footfall and a bus lay by would help to ease traffic movement. The buses will not have a problem pulling out into moving traffic - bus drivers are quite adept at pushing their way in!

4. Every time an articulated vehicle exits Villiers road and turn right on Shirley High Street it rides over the pedestrian crossing island opposite St Boniface Church - this island will have to be moved further along the road.

5. Villiers Road is in an abysmal condition - a great advert for the road outside the council maintenance yard! I trust this development will provide a new heavy duty surface.
6. Below this site is a Bronze / Iron age settlement - I trust this will be sensitively excavated to reveal what treasures may be there?
7. There are many buildings of heritage value on this site please investigate the possibilities of salvaging them to give them good homes.
8. Villiers Road would greatly be improved with the addition of a pedestrian crossing - it can be quite hazardous to cross it now before the addition of any traffic from Lidl.

*There has been lots of talk of traffic, the yew tree and we had a positive meeting last night re ideas for better cycling access to the proposed Lidl (our collaborative cycle report to be forwarded to you soon).*

*However, I'm not sure how much local discussion has happened around the retail impact of this larger store? As well as loss to the main supermarket chains, £0.4million will be lost from smaller shops on Shirley High Street, a number of which are independently owned. A further £0.3m lost from outside Shirley. I'm not concerned about the loss to Sainsburys or Tescos, but there is a problem with indies struggling as a result of international chains coming into and dominating the city.*

**Para 4.18 of Retail Statement** *"We assume that all the existing Lidl's trade will transfer across to the new store, which leaves £2.1m of additional turnover to be diverted from other shops. This is a worst-case scenario since in practice the additional floorspace provided in the larger store will in part be used for qualitative improvements that will improve the shopping environment but may not result in an uplift in turnover. We estimate that £1.3m of this £2.1m will come from the Sainsbury store, £0.1m from the Tesco Express and £0.4m from other shops in the centre (which will include the Iceland). The remaining £0.3m is expected to come from stores outside Shirley. None of the resulting impacts are significant, with the highest being - 6.9% on the Sainsbury. It should also be noted that the table excludes the Co-op on Shirley Road, which was included in the retail study but has since closed. The turnover of that store is likely to have been redistributed to other shops within the centre, which will assist in ameliorating any impact from the new Lidl."*

*The report is a bit insensitive when it says "none of the resulting impacts are significant". Independent businesses are struggling in Southampton. If a local shop, perhaps one of our international stores, closes as a direct result of Lidl's expansion it will be significant to the owners and their customers that value their various product lines. I would have liked to see much more of an assessment of the impact of the diversity of shopping options in Shirley. 0.4million is a large amount of spend. Many stores are operating on very narrow margins already.*

*Lidl's business model does not include a café, pharmacy, post office etc but it may be worth including a condition to ensure these are not able to be included at a later date or other activity which could further threaten the vitality and viability of the high street.*

*I'm not clear whether the new Coop on Foundry Lane has been factored into the equation, and whether the new Lidl will impact on viability of this store which is within good walking distance of lots of Freemantle residents, some of whom will drive if they have to go to Shirley Road for their convenience shopping. I would imagine this shop will suffer from Lidl's relocation.*

*I am working on the Creative Places project at the moment which is all about the independent spirit of the city, ensuring places that support creative and community activity can flourish. On a side note, there has been an increase recently in indie places asking for public support to ensure they are sustained e.g. the Hobbit, Joiners, Board in the City, the Art House, October Books (all outside your wards but I wonder which venue will be next?). This is partly a consequence of the evening economy being redirected to big chains via West Quay watermark, and we have had some sad closures of much loved places such as The Notes café and Dock of the Bay, not to mention many more than are not quite as well known in the city, but were well valued by their loyal customers.*

*The Council is under public pressure to support struggling indies with rate relief and demonstrate its commitment to the locally-owned economy.*

Whilst I have no objection to the proposals for the new store itself, my concern is with the increase in the volume of traffic that it will generate in the local area.

I live in English Rd and this is already a very busy rat run to town to avoid Shirley High St traffic congestion. Vehicles come from the dual carriage way, and also the High St, via Regents Park Rd, Waterhouse Way, English Rd, Foundry Lane & often Villiers Rd. Villiers Rd itself is a very narrow road, difficult to navigate because of the parked vehicles and the sharp blind bend.

BAT is also on Waterhouse Way. It is a major employer, already generating a significant amount of traffic, including large, heavy commercial vehicles.

As there is a primary school on the corner of English Rd & Foundry Lane, traffic is particularly heavy on the school run. I do have concerns about pupil safety during these times if even more traffic is using this short cut to access the proposed Lidl store.

My objection to the planning application is based purely on the increased volume of traffic that it will generate in an already very busy area & of course, child safety.

Please do share my concerns at your meeting about this planning application.

*We have received a letter from Lidl UK dated 11 August outlining their proposed relocation to the corner of Shirley Road/Villiers Road, Shirley. We cannot stress how strongly we object to this projected move.*

*Villiers Road is very narrow and as you will know Shirley Road is, at most times of the day, extremely busy. We cannot see how Lidl's very large delivery lorries (and possibly other companies' vehicles) will negotiate the proposed only entrance there will be to the site from Villiers Road along with customer traffic. There is also a busy right turn into Shirley Avenue almost opposite the site. This stretch of Shirley Road becomes quickly congested when buses are parked at the bus stop directly outside the site and vehicles are turning right into Shirley Avenue and also trying to come out of Villiers Road.*

*Secondly, we object to the tree being removed from the front of the proposed site. There is very little that is pleasant about this area of Shirley now and the tree is a rather nice feature. We know Lidl have proposed compensating for the loss of trees by planting a "tree lined avenue on Villiers Road". Quite frankly this is a ridiculous proposal – would they not be more appreciated in Shirley Road/High Street?) It will only be a matter of time before the trees are either vandalised or damaged by delivery lorries/traffic.*

*Finally, there is an old milestone directly in front of the tree on Shirley Road giving the distance to Southampton and Romsey. Is this quirky little feature going to be preserved? There is no mention of it in Lidl's publicity letter or on their very detailed site plan. We have no idea how old this milestone is but we think it would be desperately sad to lose it, which given the cavalier way Southampton treats its heritage, is highly likely.*

*There really is no precedent for a supermarket of this size fronting directly onto Shirley Road. Sainsburys is the only other large supermarket in the area and they are off the main road in Shirley Precinct. We can see no reason for Lidl's to move from their present site except to increase their profits.*

I have serious concerns on the amount of extra traffic that your new store will generate, the junction of Shirley Road and Villiers Road is already a nightmare to get in and out of and Shirley High Street is always very busy.

It is my belief that your traffic survey is flawed.

Firstly the survey has discounted the traffic that uses the existing store, well unless the existing store is turn into a park there will still be traffic using that building after Lidl have moved. Just because it is not Lidl's customers causing the traffic does not mean it should be discounted.

Secondly the survey show that the existing Lidl's car par is being used by customers using the Polish supermarket. I believe this will happen on a bigger scale at the proposed site, people will use Lidl's car park and go in other shops generating more traffic than predicted.

Thirdly the survey cites a store in Ringwood against a proposed store in Southampton. The population density and infrastructure of the two places are completely different, this is a meaningless comparison.

I would also like to say that it is a disgrace that the tree on Shirley Road is removed, it has been there a very long time and it still looks in very good health.

Also I can find no reference in the proposal to the distance marker stone at the base of the tree, I think this is a datum point, a feature of Shirley and should be preserved in the place it stands today.

*I have read the proposed development planning application and the documents that were posted to local residents.*

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**From:** Denness, Mike (Cllr)  
**Sent:** 04 September 2017 12:02  
**To:** Fox, Samuel <Samuel.Fox@southampton.gov.uk>; Letts, Simon (Cllr) <Simon.Letts@southampton.gov.uk>  
**Cc:** Furnell, David (Cllr) <Councillor.D.Furnell@southampton.gov.uk>; Taggart, Sarah P (Cllr) <Councillor.S.Taggart@southampton.gov.uk>; Denness, Mike (Cllr) <Mike.Denness@southampton.gov.uk>  
**Subject:** Fwd: Lidl Planning Application Shirley

Hi Sam,

I have received the email, below from [REDACTED] following the meeting on Thursday.

During the meeting on Thursday I actually explained that I was unaware that the demolition consent had been given in secret, however, I'd check with planning officers on the level of consultation undertaken and report back.

Could you therefore clarify what consultation was undertaken prior to the consent being given?

I'll then prepare a response to [REDACTED] which I will forward to you and Simon for your records. I have reviewed my emails this morning and I cannot find any comment from any local residents regarding the demolitions of the site, although I can't speak for Cllr Furnell or Cllr Taggart.

Kind regards

Mike

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**Sent:** 04 September 2017 12:02

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**Cc:** Furnell, David (Cllr) <Councillor.D.Furnell@southampton.gov.uk>; Taggart, Sarah P (Cllr)

<Councillor.S.Taggart@southampton.gov.uk>; Denness, Mike (Cllr) <Mike.Denness@southampton.gov.uk>

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Mike

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**From:** Denness, Mike (Cllr)

**Sent:** 10 September 2017 23:46

**To:** [REDACTED] Fox, Samuel <Samuel.Fox@southampton.gov.uk>; Planning <planning@southampton.gov.uk>

**Cc:** Taggart, Sarah P (Cllr) <Councillor.S.Taggart@southampton.gov.uk>; Furnell, David (Cllr) <Councillor.D.Furnell@southampton.gov.uk>

**Subject:** Proposed Lidl application - (17/01206/FUL)

Dear Sam and [REDACTED]

My two Millbrook ward councillor colleagues will separately contact you in response to the proposals by Lidl to develop a new store on the site of the former depot and Shirley Police Station.

I have engaged with many members of the public in recent weeks, through door knocking, emails, letters, during a public meeting (approximately 80 attendees) undertaken on the 31<sup>st</sup> August at St Boniface Church Hall. My Labour Councillor colleagues and I also gave residents an opportunity to complete feedback forms to indicate their views on the proposals.

Broadly the majority of those local residents who responded or were questioned supported the proposed new store, however, the following comments, issues and concerns were raised during the engagement undertaken:

1. Traffic and highways impact – This was the issue that was raised most often with me, and specifically the following points were raised:-
  - a. The road surface of Villiers Road is unacceptable and would need to be resurfaced;
  - b. Concerns were raised regarding the customer vehicles entering and exiting the store, the junction of Villiers Road is not seen as suitable to allow cars to exit smoothly on to Shirley High Street, due to the level of existing users on the road. This would therefore force customers to use the existing 'rat-run' of Heysham Road and English Road. Due to the nature of Heysham Road and English Road, which are already congested, an increase in users on this road would not only negatively impact the lives of those residents living on this road, but also on safety. Concerns were also raised about the

extant planning permission on the redevelopment of the gym site opposite, this will also put a large number of new cars and requirement for parking on to local roads.

- c. Concerns were also raised regarding cycling and cyclists using the Shirley High Street, residents and stakeholders felt this was already a dangerous road they were therefore keen to see cycling lanes introduced to reduce potential danger to cyclists;
  - d. A larger store would either need more deliveries or larger lorries, both solutions were felt to be unsatisfactory, particular concerns were raised regarding lorries gaining access via English Road and Heysham Road;
  - e. Concern was also raised that the development of the store would lead to an increase of on-street parking on the road that will border the new store;
2. Building line – The building line of the store on Shirley High Street was raised by many as an area of concern. If the existing building line of Shirley High Street was to be maintained, the resulting loss of the Yew Tree and moving of the 'Mile Stone' was seen by many as unacceptable. If the existing building line of the police station was to be maintained, the possibility of creating a new bus stop lay-by set slightly back off the road was suggested. It was also suggested that a seating area fronting onto Shirley High Street, could benefit the area as well as a pedestrian access point onto Shirley was also recommended;
  3. An unsatisfactory loss of protected trees with TPO's;
  4. Works traffic, noise, dust and impact during demolition and construction was raised by many particularly in the vicinity of the store;
  5. Shopping Trolley security, concern about trolleys being dumped in the vicinity of the store was often raised;
  6. Concerns were raised about the traffic survey that formed part of the application, particularly the classification of old store traffic as discounted trips;
  7. Light and noise pollution from the car-park, many concerns raised regarding high lampposts shining into peoples gardens and houses. Low level lighting was requested by many;
  8. Potential anti-social behaviour in the car-park was also raised, out of hours locked gates on the car park were requested;
  9. The wall that currently exists at the end of the gardens on Mayflower Road, needs to be replaced, if the existing wall is removed;
  10. Air quality is already a big local issue, it was felt that Lidl could do a lot more to make the store more environmentally friendly.

Other issues raised which are unconnected to this application were also raised, namely:

1. The future of the existing store site.
2. Lidl and their treatment of staff.

In my summing up, I broadly accept the principle of developing a new Lidl Store on the site and I feel the site lends itself well to a retail development, however, I share the vast majority of the concerns detailed above, particularly those related to the 'traffic and highways impact' (Point 1) and building line (Point 2).

Kind regards

Mike



**Cllr Mike Denness**

**Labour Councillor for Millbrook Ward  
Southampton City Council**

**T. [07864 731955](tel:07864731955)**

**E. [councillor.m.denness@southampton.gov.uk](mailto:councillor.m.denness@southampton.gov.uk)**

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[REDACTED]

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[REDACTED]

---

**From:** Denness, Mike (Cllr)

**Sent:** 10 September 2017 23:46

**To:** [REDACTED] Fox, Samuel <Samuel.Fox@southampton.gov.uk>; Planning <planning@southampton.gov.uk>

**Cc:** Taggart, Sarah P (Cllr) <Councillor.S.Taggart@southampton.gov.uk>; Furnell, David (Cllr) <Councillor.D.Furnell@southampton.gov.uk>

**Subject:** Proposed Lidl application - (17/01206/FUL)

Dear Sam and [REDACTED]

My two Millbrook ward councillor colleagues will separately contact you in response to the proposals by Lidl to develop a new store on the site of the former depot and Shirley Police Station.

I have engaged with many members of the public in recent weeks, through door knocking, emails, letters, during a public meeting (approximately 80 attendees) undertaken on the 31<sup>st</sup> August at St Boniface Church Hall. My Labour Councillor colleagues and I also gave residents an opportunity to complete feedback forms to indicate their views on the proposals.

Broadly the majority of those local residents who responded or were questioned supported the proposed new store, however, the following comments, issues and concerns were raised during the engagement undertaken:

1. Traffic and highways impact – This was the issue that was raised most often with me, and specifically the following points were raised:-
  - a. The road surface of Villiers Road is unacceptable and would need to be resurfaced;
  - b. Concerns were raised regarding the customer vehicles entering and exiting the store, the junction of Villiers Road is not seen as suitable to allow cars to exit smoothly on to Shirley High Street, due to the level of existing users on the road. This would therefore force customers to use the existing 'rat-run' of Heysham Road and English Road. Due to the nature of Heysham Road and English Road, which are already congested, an increase in users on this road would not only negatively impact the lives of those residents living on this road, but also on safety. Concerns were also raised about the

extant planning permission on the redevelopment of the gym site opposite, this will also put a large number of new cars and requirement for parking on to local roads.

- c. Concerns were also raised regarding cycling and cyclists using the Shirley High Street, residents and stakeholders felt this was already a dangerous road they were therefore keen to see cycling lanes introduced to reduce potential danger to cyclists;
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  3. An unsatisfactory loss of protected trees with TPO's;
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  5. Shopping Trolley security, concern about trolleys being dumped in the vicinity of the store was often raised;
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  8. Potential anti-social behaviour in the car-park was also raised, out of hours locked gates on the car park were requested;
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Other issues raised which are unconnected to this application were also raised, namely:

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Kind regards

Mike

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**T. [07864 731955](tel:07864731955)**

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[illegible]

Begin forwarded message:

**From:** "Harris, Mike" <[Mike.Harris@southampton.gov.uk](mailto:Mike.Harris@southampton.gov.uk)>  
**Date:** 11 September 2017 at 08:49:58 BST  
**To:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** RE: Council Question

Hi Cllr, apologies, didn't get to this Friday afternoon.

Draft answer, amended as discussed, below:

Q. Will you be stepping down as Chairman of Planning for the meeting that determines the Lidl planning application on the former Police / Shirley Depot site?

A. As previously confirmed to Cllr Moulton, should the application come to Panel, I will recuse myself for that item

Mike Harris  
Service Director, Growth  
Southampton City Council  
023 8083 2882

**From:** Harris, Mike  
**Sent:** 08 September 2017 10:05  
**To:** Denness, Mike (Cllr) <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** RE: Council Question

No problems at all – see you later today.

My mobile is [REDACTED] is if you need it

Mike

Mike Harris  
Service Director, Growth  
Southampton City Council  
023 8083 2882

---

**From:** Denness, Mike (Cllr)  
**Sent:** 08 September 2017 09:09  
**To:** Harris, Mike <[Mike.Harris@southampton.gov.uk](mailto:Mike.Harris@southampton.gov.uk)>  
**Cc:** Fox, Samuel <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>  
**Subject:** Re: Council Question

Hi Mike,

I'm not entirely sure when I'll be back, perhaps I could come and find you around 4pm and if you're free great?

Kind regards

Mike

On 7 Sep 2017, at 20:32, Harris, Mike <[Mike.Harris@southampton.gov.uk](mailto:Mike.Harris@southampton.gov.uk)> wrote:

Hi, I have a meeting until 4.00, are you free at that time?  
Mike

Sent from my iPhone

On 7 Sep 2017, at 18:30, Denness, Mike (Cllr)  
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Regards  
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options include:

1. Yes
2. Should the item come to Panel, I will recuse myself for that item

Can you let me know how you want to play it, happy to make any changes you wish

Regards, Mike

Mike Harris  
Service Director, Growth  
Southampton City Council  
023 8083 2882

[REDACTED]

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[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]

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[REDACTED]  
[REDACTED]

Begin forwarded message:

**From:** "Harris, Mike" <[Mike.Harris@southampton.gov.uk](mailto:Mike.Harris@southampton.gov.uk)>  
**Date:** 8 September 2017 at 10:04:50 BST  
**To:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** RE: Council Question

No problems at all – see you later today.  
My mobile is [REDACTED] is if you need it  
Mike  
Mike Harris  
Service Director, Growth  
Southampton City Council  
[023 8083 2882](tel:02380832882)

---

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Regards, Mike  
Mike Harris  
Service Director, Growth  
Southampton City Council  
023 8083 2882



[illegible]

Begin forwarded message:

**Date:** 8 September 2017 at 09:37:19 BST

**To:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>, "Harris, Mike"

<[Mike.Harris@southampton.gov.uk](mailto:Mike.Harris@southampton.gov.uk)>

**Subject: RE: Council Question**

I am clear that Cllr Denness would only need to stand down for that item – not the whole agenda.

That needs to be clear in the response to Council.

Sam

Sam Fox

Service Lead – Infrastructure, Planning &amp; Development

**Southampton City Council**

t: 023 8083 2044

e: [Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)

**From:** Denness, Mike (Cllr)

**Sent:** 07 September 2017 18:30

**To:** Harris, Mike <[Mike.Harris@southampton.gov.uk](mailto:Mike.Harris@southampton.gov.uk)>

**Cc:** Fox, Samuel <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>

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Regards, Mike

Mike Harris

Service Director, Growth

Southampton City Council

023 8083 2882

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Begin forwarded message:

**From:** "Harris, Mike" <[Mike.Harris@southampton.gov.uk](mailto:Mike.Harris@southampton.gov.uk)>  
**Date:** 7 September 2017 at 20:32:36 BST  
**To:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Cc:** "Fox, Samuel" <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>  
**Subject:** Re: Council Question

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023 8083 2882

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Southampton City Council  
023 8083 2882

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[REDACTED] ally binding  
agreements or accept formal notices/proceedings by email. E-mails may be monitored.

Begin forwarded message:

**From:** "Holloway, Ben" <[Ben.Holloway@southampton.gov.uk](mailto:Ben.Holloway@southampton.gov.uk)>  
**Date:** 22 September 2017 at 10:19:14 BST  
**To:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** Echo request

Good morning Cllr Denness,  
Many thanks for your time just now – I appreciate the help. [REDACTED]

[REDACTED]

[REDACTED] (Daily Echo) has been in contact for some factual updates with regards to the matter you gave a statement on in full council regarding the Lidl application.

It is not proposed at this stage that we need to produce a detailed press release given our previous work on this matter.

Just for your reference the official (legal) statement that still stands (which I plan re-state) is:

A spokesperson for Southampton City Council said: "We have received a complaint about a variety of issues which we're looking into but have not yet reached an initial view or whether an external investigation will need to take place."

In response to a query from James as to where the investigation sits again our position remains the same – i.e: [There is a process to be followed to determine whether or not an external investigation is commissioned and that is in hand.](#)

I welcome your observations and look forward to meeting in person.

Many thanks

Ben

Ben Holloway

Communications Manager

Tel: 023 8083 2776

**Southampton City Council**

Civic Centre, Civic Centre Road, Southampton, SO14 7LY

[ben.holloway@southampton.gov.uk](mailto:ben.holloway@southampton.gov.uk) [@SouthamptonCC](#) [facebook.com/SotonCC](https://www.facebook.com/SotonCC)



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Responsibility	Percentage
Current government	75%
Previous government	15%
Global economic conditions	10%

Response	Percentage
Very good	45%
Somewhat good	35%
Somewhat bad	15%
Very bad	5%

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[illegible]

Begin forwarded message:

**From:** <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Date:** 22 September 2017 at 11:26:06 BST  
**To:** "Holloway, Ben" <[Ben.Holloway@southampton.gov.uk](mailto:Ben.Holloway@southampton.gov.uk)>  
**Subject:** Re: Echo request

Hi Ben,

Thanks for the email.

This is fine from my point of view.

Kind regards

Mike

On 22 Sep 2017, at 10:19, Holloway, Ben <[Ben.Holloway@southampton.gov.uk](mailto:Ben.Holloway@southampton.gov.uk)> wrote:

Good morning Cllr Denness,  
Many thanks for your time just now – I appreciate the help. [REDACTED]  
[REDACTED]  
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Ben Holloway

Communications Manager

Tel: 023 8083 2776

**Southampton City Council**

Civic Centre, Civic Centre Road, Southampton, SO14 7LY

[ben.holloway@southampton.gov.uk](mailto:ben.holloway@southampton.gov.uk) [@SouthamptonCC](#) [facebook.com/SotonCC](#)

Sign up to 'Stay Connected' Southampton City Council's e-alert service. Keep up to date on a range of topics from major events to bin collections. [Sign up here](#). Please share with others and [let us know what you think](#).

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[REDACTED]

Begin forwarded message:

**From:** "Holloway, Ben" <[Ben.Holloway@southampton.gov.uk](mailto:Ben.Holloway@southampton.gov.uk)>  
**Date:** 22 September 2017 at 12:54:57 BST  
**To:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** RE: Echo request

Thanks, most welcome. I hope you have a nice weekend,  
Ben

Many thanks  
Ben Holloway  
Communications Manager  
Tel: 023 8083 2776

**Southampton City Council**

Civic Centre, Civic Centre Road, Southampton, SO14 7LY

[ben.holloway@southampton.gov.uk](mailto:ben.holloway@southampton.gov.uk) @SouthamptonCC [facebook.com/SotonCC](https://www.facebook.com/SotonCC)



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**From:** Denness, Mike (Cllr)  
**Sent:** 22 September 2017 11:26  
**To:** Holloway, Ben <[Ben.Holloway@southampton.gov.uk](mailto:Ben.Holloway@southampton.gov.uk)>  
**Subject:** Re: Echo request

Hi Ben,  
Thanks for the email.  
This is fine from my point of view.  
Kind regards  
Mike

On 22 Sep 2017, at 10:19, Holloway, Ben <[Ben.Holloway@southampton.gov.uk](mailto:Ben.Holloway@southampton.gov.uk)> wrote:

Good morning Cllr Denness,

Many thanks for your time just now – I appreciate the help. [REDACTED]

[REDACTED] (Daily Echo) has been in contact for some factual updates with regards to the matter you gave a statement on in full council regarding the Lidl application.

It is not proposed at this stage that we need to produce a detailed press release given our previous work on this matter.

Just for your reference the official (legal) statement that still stands (which I plan re-state) is:

A spokesperson for Southampton City Council said: "We have received a complaint about a variety of issues which we're looking into but have not yet reached an initial view or whether an external investigation will need to take place."

In response to a query from James as to where the investigation sits again our position remains the same – i.e: [There is a process to be followed to determine whether or not an external investigation is commissioned and that is in hand.](#)

I welcome your observations and look forward to meeting in person.

Many thanks

Ben

Ben Holloway

Communications Manager

Tel: 023 8083 2776

**Southampton City Council**

Civic Centre, Civic Centre Road, Southampton, SO14 7LY

[ben.holloway@southampton.gov.uk](mailto:ben.holloway@southampton.gov.uk) [@SouthamptonCC](#) [facebook.com/SotonCC](https://www.facebook.com/SotonCC)

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---

[illegible]

Begin forwarded message:

**From:** "Taggart, Sarah P (Cllr)" <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>  
**Date:** 10 September 2017 at 17:14:20 BST  
**To:** [REDACTED] "Fox, Samuel"  
<[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>, Planning <[planning@southampton.gov.uk](mailto:planning@southampton.gov.uk)>  
**Cc:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>, "Furnell, David (Cllr)" <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>  
**Subject:** Feedback from Lidl consultation period

Dear Sam, [REDACTED] and officers,

Following the consultation period offered in regard to the proposed Lidl relocation, here is the feedback from residents who have contacted me directly, either by email or as part of a series of household canvassing sessions conducted by myself and my Millbrook ward colleagues.

Overall, there was considerable support, in principal, for the proposal but several significant concerns were raised. In the main, these were based on traffic and noise issues plus some specific comments about the proposed removal of protected trees and the historic milestone that are located in the site. Substantial or detailed comments have been copied at the end of this email for reference.

To summarise, I personally received 15 emails.

- 2 of these expressed wholehearted support of the application
- 3 of these specified road/traffic concerns
- 3 of these were solely concerned about the loss of the yew tree and other protected trees
- 3 of these expressed combined concerns about road and tree issues
- 4 of these expressed other concerns (including broader environmental concerns and worries about the effect on smaller independent retailers in the area

Cllrs Denness, Furnell and I canvassed streets in the area potentially most immediately affected by the proposed move. The feedback I received from this canvassing mirrors many of the views expressed at the meeting held on August 31<sup>st</sup>. In general, residents were very supportive of the move but were extremely concerned about the impact on residential roads adjacent to the proposed store site. Equally, a number of residents felt the loss of protected trees, the yew tree in particular, and the milestone, would be very detrimental to the heritage of the locality.

As a Millbrook resident myself, I too support the proposal, in principle, but agree with much of the feedback I have received that traffic and road use issues are significant as they could lead to serious problems for those who live close to the site and, more generally, for road users and pedestrians in the area.

I also feel that air, light and noise pollution that may result from the move must be acknowledged and that the Lidl application has not yet addressed these with sufficient detail or sensitivity.

I would also appreciate some indication of Lidl's intentions to 'give back' to the community. Should a new store be approved, it would no doubt be of considerable benefit to the company. The location of the store affects 3 local wards (Millbrook, Shirley and Freemantle) that have significant areas of deprivation and community groups that require help. I would very much welcome a dialogue with interested parties in this matter to explore how Lidl could use their greater profile in these communities to support and promote voluntary and charitable organisations and events.

Best wishes,

Cllr Sarah Taggart

**EMAILED COMMENTS FROM RESIDENTS:**

I am quite happy for the Lidl development to go ahead but I with the following comments considered.

1. The ancient Yew tree (subject to TPO) in front of the Police Station cannot be removed - it and the historic milestone are of important historic value to Shirley. The development can continue quite easily with the tree in place - it should positively embrace it!

There is needle and berry fall - only a shame our council road sweepers, based in the council yard around the corner, couldn't have given them a regular clean-up. Lidl can do it now, please.

NB. The Yew tree is, in a way, symptomatic of the councils total ignorance of its responsibility to the trees that it is responsible for. The council's attitude seems to be that the trees are ignored until they fall into a dangerous condition when they can cut them down.

There are many trees in the Shirley area heavily infested with mistletoe! The odd bit of mistletoe is quite attractive but it must be controlled before it kills the tree. This could be a nice little earner for someone every Christmas, go on a harvest and sell it in the precinct.

2. My garden is perfectly quiet right now - Lidl plans show an electrical substation next to my boundary wall, unless this substation is absolutely silent, I would prefer it was located further away from my boundary.

3. Traffic leaving the Lidl car park should be made to turn left onto Shirley High Street and not allowed to increase the heavily congested Heysham Road just like the traffic leaving Easy Gym/ Post Office with the signage and road design . . . not shown on Lidl drawings.

I cannot see any good coming from having the two access ways opposite each other - I can only see the development of a traffic black-spot!

Access to Shirley High Street would be improved by the creation of two lanes for traffic turning left and right.

Shirley High Street is heavily congested at the best of times. The council should be pro-active in this area and be trying to reduce the traffic in Shirley and make every attempt at improving traffic flow. The recent changes to the traffic priorities where Regent Park Road join the High Street and the traffic light timing have greatly worsened traffic flow - more vehicles stopped and pushing out exhaust fumes. The situation is made worse by an excess of busses along the High Street competing for the same passengers. The removal of the bus lay-bys in the previous 'improvements' also adds to the problem. When busses stop to pick-up passengers the road is brought to standstill.

This development will provide additional footfall and a bus lay by would help to ease traffic movement. The buses will not have a problem pulling out into moving traffic - bus drivers are quite adept at pushing their way in!

4. Every time an articulated vehicle exits Villiers road and turn right on Shirley High Street it rides over the pedestrian crossing island opposite St Boniface Church - this island will have to be moved further along the road.

5. Villiers Road is in an abysmal condition - a great advert for the road outside the council maintenance yard! I trust this development will provide a new heavy duty surface.

6. Below this site is a Bronze / Iron age settlement - I trust this will be sensitively excavated to reveal what treasures may be there?

7. There are many buildings of heritage value on this site please investigate the possibilities of salvaging them to give them good homes.

8. Villiers Road would greatly be improved with the addition of a pedestrian crossing - it can be quite hazardous to cross it now before the addition of any traffic from Lidl.

*There has been lots of talk of traffic, the yew tree and we had a positive meeting last night re ideas for better cycling access to the proposed Lidl (our collaborative cycle report to be forwarded to you soon).*

*However, I'm not sure how much local discussion has happened around the retail impact of this larger store? As well as loss to the main supermarket chains, £0.4million will be lost from smaller shops on Shirley High Street, a number of which are independently owned. A further £0.3m lost from outside Shirley. I'm not concerned about the loss to Sainsburys or Tescos, but there is a problem with indies struggling as a result of international chains coming into and dominating the city.*

**Para 4.18 of Retail Statement** *"We assume that all the existing Lidl's trade will transfer across to the new store, which leaves £2.1m of additional turnover to be diverted from other shops. This is a worst-case scenario since in practice the additional floorspace provided in the larger store will in part be used for qualitative improvements that will improve the shopping environment but may not result in an uplift in turnover. We estimate that £1.3m of this £2.1m will come from the Sainsbury store, £0.1m from the Tesco Express and £0.4m from other shops in the centre (which will include the Iceland). The remaining £0.3m is expected to come from stores outside Shirley. None of the resulting impacts are significant, with the highest being -6.9% on the Sainsbury. It should also be noted that the table excludes the Co-op on Shirley Road, which was included in the retail study but has since closed. The turnover of that store is likely to have been redistributed to other shops within the centre, which will assist in ameliorating any impact from the new Lidl."*

*The report is a bit insensitive when it says "none of the resulting impacts are significant". Independent businesses are struggling in Southampton. If a local shop, perhaps one of our international stores, closes as a direct result of Lidl's expansion it will be significant to the owners and their customers that value their various product lines. I would have liked to see much more of an assessment of the impact of the diversity of shopping options in Shirley. 0.4million is a large amount of spend. Many stores are operating on very narrow margins already.*

*Lidl's business model does not include a café, pharmacy, post office etc but it may be worth including a condition to ensure these are not able to be included at a later date or other activity which could further threaten the vitality and viability of the high street.*

*I'm not clear whether the new Coop on Foundry Lane has been factored into the equation, and whether the new Lidl will impact on viability of this store which is within good walking distance of lots of Freemantle residents, some of whom will drive if they have to go to Shirley Road for their convenience shopping. I would imagine this shop will suffer from Lidl's relocation.*

*I am working on the Creative Places project at the moment which is all about the independent spirit of the city, ensuring places that support creative and community activity can flourish. On a side note, there has been an increase recently in indie places asking for public support to ensure they are sustained e.g. the Hobbit, Joiners, Board in the City, the Art House, October Books (all outside your wards but I wonder which venue will be next?). This is partly a consequence of the evening economy being redirected to big chains via West Quay watermark, and we have had some sad closures of much loved places such as The Notes café and Dock of the Bay, not to mention many more than are not quite as well known in the city, but were well valued by their loyal customers.*

*The Council is under public pressure to support struggling indies with rate relief and demonstrate its commitment to the locally-owned economy.*

Whilst I have no objection to the proposals for the new store itself, my concern is with the increase in the volume of traffic that it will generate in the local area.

I live in English Rd and this is already a very busy rat run to town to avoid Shirley High St traffic congestion. Vehicles come from the dual carriage way, and also the High St, via Regents Park Rd, Waterhouse Way, English Rd, Foundry Lane & often Villiers Rd. Villiers Rd itself is a very narrow road, difficult to navigate because of the parked vehicles and the sharp blind bend.

BAT is also on Waterhouse Way. It is a major employer, already generating a significant amount of traffic, including large, heavy commercial vehicles.

As there is a primary school on the corner of English Rd & Foundry Lane, traffic is particularly heavy on the school run. I do have concerns about pupil safety during these times if even more traffic is using this short cut to access the proposed Lidl store.

My objection to the planning application is based purely on the increased volume of traffic that it will generate in an already very busy area & of course, child safety.

Please do share my concerns at your meeting about this planning application.

*We have received a letter from Lidl UK dated 11 August outlining their proposed relocation to the corner of Shirley Road/Villiers Road, Shirley. We cannot stress how strongly we object to this projected move.*

*Villiers Road is very narrow and as you will know Shirley Road is, at most times of the day, extremely busy. We cannot see how Lidl's very large delivery lorries (and possibly other companies' vehicles) will negotiate the proposed only entrance there will be to the site from Villiers Road along with customer traffic. There is also a busy right turn into Shirley Avenue almost opposite the site. This stretch of Shirley Road becomes quickly congested when buses are parked at the bus stop directly outside the site and vehicles are turning right into Shirley Avenue and also trying to come out of Villiers Road.*

*Secondly, we object to the tree being removed from the front of the proposed site. There is very little that is pleasant about this area of Shirley now and the tree is a rather nice feature. We know Lidl have proposed compensating for the loss of trees by planting a "tree lined avenue on Villiers Road". Quite frankly this is a ridiculous proposal – would they not be more appreciated in Shirley Road/High Street?) It will only be a matter of time before the trees are either vandalised or damaged by delivery lorries/traffic.*

*Finally, there is an old milestone directly in front of the tree on Shirley Road giving the distance to Southampton and Romsey. Is this quirky little feature going to be preserved? There is no mention of it in Lidl's publicity letter or on their very detailed site plan. We have no idea how old this milestone is but we think it would be desperately sad to lose it, which given the cavalier way Southampton treats its heritage, is highly likely.*

*There really is no precedent for a supermarket of this size fronting directly onto Shirley Road. Sainsburys is the only other large supermarket in the area and they are off the main road in Shirley Precinct. We can see no reason for Lidl's to move from their present site except to increase their profits.*

I have serious concerns on the amount of extra traffic that your new store will generate, the junction of Shirley Road and Villiers Road is already a nightmare to get in and out of and Shirley High Street is always very busy. It is my belief that your traffic survey is flawed.

Firstly the survey has discounted the traffic that uses the existing store, well unless the existing store is turned into a park there will still be traffic using that building after Lidl have moved. Just because it is not Lidl's customers causing the traffic does not mean it should be discounted.

Secondly the survey shows that the existing Lidl's car park is being used by customers using the Polish supermarket. I believe this will happen on a bigger scale at the proposed site, people will use Lidl's car park and go in other shops generating more traffic than predicted.

Thirdly the survey cites a store in Ringwood against a proposed store in Southampton. The population density and infrastructure of the two places are completely different, this is a meaningless comparison.

I would also like to say that it is a disgrace that the tree on Shirley Road is removed, it has been there a very long time and it still looks in very good health.

Also I can find no reference in the proposal to the distance marker stone at the base of the tree, I think this is a datum point, a feature of Shirley and should be preserved in the place it stands today.

*I have read the proposed development planning application and the documents that were posted to local residents.*

*I too share the concerns of recent articles in the Southern Daily Echo, regarding the traffic and congestion in Villiers Road/Shirley Road, and the impact the proposals would have to the local area.*

*My main objection and concern however, is in regards to the removal of the trees from the sight which are subject to Tree Preservation Orders. Most notably the Yew tree and mile marker which stand at the front of the sight. Why can't the proposal be changed in order for the trees to be kept?! All they need to do is step the front of the store back slightly to allow the Yew tree to remain. This tree has been there for an awful long time, and is a beloved fixture of the street scene! I do feel that the company have not taken into account the true feelings of the locals into account. Why allow for planting along the side of the store in Villiers Road, when it faces a car park for the gym and postal sorting office?! It does not make sense to have it this way. Plant the trees along the front and allow the Yew to remain!*

*I feel like putting up a banner "SAVE OUR YEW TREE!", or picketing the site to prevent its removal!*

Whilst Lidl may need a new site, the move onto the High Street in Shirley will have a detrimental effect on local independent shops. There are also supermarkets within very close distance (Sainsbury's), Tesco Express.



Two stores on the same stretch of road have closed, Co-op and Morrisons (which was situated very near to the suggested site). I also believe that the site, although needs to be developed, is crying out for housing, and some small shops facing onto Shirley Road, to carry on the 'local feel' of the High Street/Road with smaller shops. Also the traffic turning in and out of Villiers Road will increase, and lorries delivering to Lidl will be competing with lorries delivering mail to the Royal Mail sorting centre. The junction cannot be widened enough to cope with these heavy vehicles and traffic would need preventing access from Villiers Road into Heysham Road, residential roads and parking is bad enough in those roads at the moment as it is. Particularly at school times when I believe traffic increases a great deal, and as these roads lead directly to a school it could also cause even further issues.

The yew tree in front of the store is obviously a recognised landmark and valued by local residents, it also has a TPO. It is part of the furniture of the High Street and should not be removed.

Lidl obviously need a new site, but I don't believe this is the right place for it. A development of housing, and small shops, and possibly a children's play park and green planting would be far better for Shirley business, and it's residents.

*As a resident of Freemantle and regular Lidl customer, I received a letter this morning showing me the proposed plans for the new Lidl store.*

*I do think this is a much needed upgrade and do support the new store opening.*

*Although, I do not support the removal of the Yew tree that is situated on Shirley Road, this is an iconic part of the high street and would be very upset to see it go.*

*I believe that this could be incorporated into the plans so that the store can still be built and the tree can also stay. When the police station was built in 1970 they incorporated the tree so why can't Lidl?*

*The tree is more iconic to the people of Southampton than the brand, and would only contribute to the image not take away from it. I feel so strongly about this matter that if the site is built and tree is removed or damaged I will no longer be using Lidl.*

*I hope that there will be some solution that both can be incorporated and I will look forward to visiting the new store.*

While I welcome the re-development of the old Shirley Police Station site by Lidl's, I am concerned that the old Yew tree, a Shirley landmark, going back at least 150 years (maybe more) has to be destroyed.

In Lidl's application in 2016, details were provided that indicated the old tree would be protected and retained. In their 2017 re-application they maintain that the tree will have to be removed. Strange as that this later application contained a detailed arboreal reporting that the tree was classed as an A rated, historical tree, unique in the area.

The developers state that the Yew tree will "spoil" the line of their store frontage. No defence in my book.

The Yew tree and the accompanying old milestone in front of it are as close to the boundary with the pavement in Shirley Road as they can be.

I sincerely hope you can do your utmost to impress on the developers and council members and officers involved that this much loved tree is protected and retained.

Service	Used (%)	Not used (%)
Online banking	78	22
Mobile banking	65	35
Social media	52	48
Email newsletters	40	60
Text alerts	35	65

A horizontal bar chart showing the percentage of respondents who believe the U.S. should take action to address climate change, broken down by age group. The x-axis represents the percentage, ranging from 0 to 100. The y-axis lists the age groups. The bars are dark blue.

Age Group	Percentage
18-29	15%
30-49	35%
50-69	25%
70+	25%
18-29	10%
30-49	40%
50-69	95%
70+	100%
18-29	90%
30-49	80%

**Subject: Lidl**

Twitter: @DaveFurnell1962

[REDACTED]

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[REDACTED]  
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[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Begin forwarded message:

**From:** Planning <[planning@southampton.gov.uk](mailto:planning@southampton.gov.uk)>  
**Date:** 1 September 2017 at 15:37:03 BST  
**To:** [REDACTED]  
**Cc:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** RE: LIDL 16/00761/DPA

Dear Richard,  
I will record your comments and forward them onto the case officer. The application you mention ref 16/00761/DPA was actually withdrawn,  
<https://planningpublicaccess.southampton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O6P4UGOZ0NE00>  
Regards

[REDACTED]

Business Support Officer  
Business Support Service  
Southampton City Council

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

Begin forwarded message:

**From:** "[REDACTED]"  
**To:** "Furnell, David (Cllr)" <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>  
**Cc:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>, "Taggart, Sarah P (Cllr)" <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>  
**Subject:** RE: Lidl application

Dear Cllr Furnell,

I can advise in response to your queries that I have attached a copy of those notified and a copy of the letter sent. I understand that Lidl notified all the residents on Mayflower Road and Heysham Road whose properties back on to the proposal site providing them with the initial plans and details giving them a contact to send any comments.

I need to fully assess the scheme and make my recommendation, it is still very early days. If I were to recommended approval, it is likely that the number of objections we will receive will exceed the threshold of five that require it to go to Planning Panel. However, in this case I think if we didn't receive that many objections my manager Sam would still want it to be heard at Panel because of the wider public interest and I would agree.

I hope that above clarifies the situation but please do not hesitate to contact me if you seek clarification.

Kind Regards

[REDACTED]  
Senior Planning Officer  
Infrastructure, Planning & Development  
**Southampton City Council**  
[REDACTED]

\_\_\_\_\_

Response	Percentage
Doing a good job	45%
Not doing a good job	55%

Response	Percentage
Very good	45%
Somewhat good	35%
Somewhat bad	15%
Very bad	5%

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request and may contain personal information about others.

Begin forwarded message:

**From:** "Furnell, David (Cllr)" <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>  
**Date:** 14 August 2017 at 22:00:02 BST  
**To:** [REDACTED]  
**Cc:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>, "Taggart, Sarah P (Cllr)" <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>  
**Subject:** RE: Lidl application

Thank you for the information.  
Cllr Furnell

**From:** [REDACTED]  
**Sent:** 14 August 2017 11:06  
**To:** Furnell, David (Cllr) <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>  
**Cc:** Denness, Mike (Cllr) <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>; Taggart, Sarah P (Cllr) <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>  
**Subject:** RE: Lidl application

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Kind Regards

Senior Planning Officer  
Infrastructure, Planning & Development  
**Southampton City Council**



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**PLEASE NOTE I DO NOT WORK THURSDAYS OR FRIDAYS**

---

**From:** Furnell, David (Cllr)

**Sent:** 08 August 2017 19:03

**To:** [REDACTED]

**Cc:** Taggart, Sarah P (Cllr) <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>; Denness, Mike (Cllr) <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>

**Subject:** Lidl application

Hi [REDACTED]

I have already had residents contacting me regarding the Lidl development but I have a couple of questions;

What roads were sent letters informing them about the development and can we have a copy of the letter.

Do we have to make a formal objection to the plan to bring it to the planning committee or will this be done anyway.

I could ask Cllr Denness for the information but he is currently on holiday.

Cllr David Furnell

Labour Councillor for Millbrook ward

Tel No 02380 223809



\_\_\_\_\_

Response	Percentage
Doing a good job	45%
Not doing a good job	55%

Response	Percentage
Very good	45%
Somewhat good	35%
Somewhat bad	15%
Very bad	5%

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This information is Out of the scope of your request and may contain personal information about others.

about others.

Begin forwarded message:

**From:** "Furnell, David (Cllr)" <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>  
**Date:** 8 August 2017 at 19:02:51 BST  
**To:** [REDACTED]  
**Cc:** "Taggart, Sarah P (Cllr)" <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>, "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** Lidl application

Hi [REDACTED]

I have already had residents contacting me regarding the Lidl development but I have a couple of questions;

What roads were sent letters informing them about the development and can we have a copy of the letter.

Do we have to make a formal objection to the plan to bring it to the planning committee or will this be done anyway.

I could ask Cllr Denness for the information but he is currently on holiday.

Cllr David Furnell  
Labour Councillor for Millbrook ward  
Tel No 02380 223809



[illegible]

Begin forwarded message:

**From:** "Furnell, David (Cllr)" <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>

**Date:** 10 September 2017 at 20:50:16 BST

**To:** [REDACTED], "Fox, Samuel"

<Samuel.Fox@southampton.gov.uk>

Cc: "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>, "Taggart, Sarah P (Cllr)"

<[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>, "Shields, David (Cllr)"

<[David.Shields@southampton.gov.uk](mailto:David.Shields@southampton.gov.uk)>, "Chaloner, Mark (Cllr)"

<Mark.Chaloner@southampton.gov.uk>, "Coombs, Hannah (Cllr)"

<[Hannah.Coombs@southampton.gov.uk](mailto:Hannah.Coombs@southampton.gov.uk)>, "Kaur, Satvir (Cllr)" <[Satvir.Kaur@southampton.gov.uk](mailto:Satvir.Kaur@southampton.gov.uk)>

**Subject: LIDL Development**

Dear [REDACTED] and Sam

Re: REF: Planning Application 17/01206/FUL – Lidl, Shirley Road

My two Millbrook colleagues will be contacting you separately with the reactions of the constituents who have contacted them.

In general the emails I have received from residents has been supportive of the building of a new LIDL store on the site. I haven't tallied up the number of people who have contacted me but it has been a substantial number. I have also been contacted by many Southampton residents outside the boundaries of the Millbrook ward primarily because of the wide ranging letter which LIDL sent to most of the west side of the city. Myself and my Millbrook colleagues talked to dozens of the residents in the immediate vicinity of the proposed store and I also took notes at our public meeting on August 31<sup>st</sup> to gauge what people were saying. A small minority of residents completely opposed the building of a new store and wanted housing built on the side instead but as I say a very small minority.

There were two main concerns which a large majority of respondents mentioned:

1. The trees – primarily the old Yew tree on Shirley High St. People were vehemently against this tree being removed as it is seen as an historical tree and as it is on the pavement it would not interfere with the operations of a LIDL store. This tree should be kept and LIDL told to change their plans. Two of the other three trees have a TPO and every effort should

be made to keep these trees intact. LIDL should be asked to go away and rethink the siting of their store for this reason. Also the milestone should be kept.

2. Traffic – Shirley Rd/Shirley High Street are very busy roads and a new store will add to the amount of traffic. The entrance and exit to the store is in Villiers Road. Villiers Road is already heavily used as there is the Royal mail depot and the Eazy gym opposite the proposed site. Villiers Road is also used as a rat run by cars to access Shirley from the houses through Heysham Rd and the housing towards Waterhouse Lane/English Rd/Regents Park Rd. The junction of Villiers Road with Heysham is a narrow dog leg and is difficult to manoeuvre. The road surface in Villiers Road is in a very bad state and needs resurfacing. The LIDL representative at the public meeting mentioned this so any scheme will need to take this into account. Maybe as part of any section 106 agreement LIDL would provide the money to do this. There has also been a suggestion that Villiers Road be closed by the last house so making it a cul de sac and stopping through traffic. I would like traffic engineers to consider this proposal.

These have been the two main topics raised by my constituents but other things have also been raised which are very valid concerns:

Make sure parking is only for shoppers not commuters. There is a lack of parking in this general area and residents are concerned about increased parking by commuters

Height of walls on Heysham Rd and Mayflower Rd. The boundary of the site will be at the back of the houses in Heysham Road and Mayflower road. Residents in these roads expressed concerns about the security of their properties as their houses would be open to potential burglars and intruders. Obviously at present there is limited access. Also people in Mayflower Road wanted the present back wall kept and not demolished.

The lights in the car park should be at a lower level to avoid shining into people's houses.

A resident said that the plans included an electrical substation directly against their wall ,he wanted it moved

Traffic should be directed to turn towards Shirley Rd on exiting the site to avoid driving into the housing estate.

Is there an Iron Age/Bronze Age settlement underneath the site, if so needs to be investigated.

Noise and disturbance during demolition and construction and hours of work. There should be strict conditions on work carried out to demolish the site. Workers should be asked to park on site not in adjoining roads. In addition deliveries once the store is built should also be restricted.

LIDL should take responsibility to avoid litter and make it difficult for people to take away shopping trolleys.

There should be extensive cycling provision on the site to encourage cycling.

#### Cllr Furnell Additional comments

I have some additional things which have not been raised by residents but which I would like to add The plans show an empty roof. This is an ideal opportunity for LIDL to show environmental concern and install solar panels on their roof. I noticed that they have done this in other stores in Europe.

LIDL should recycle rain water to use in the store.

Installation of several electric charge points so shoppers can charge their vehicles whilst shopping.

This is future proofing their store as this technology takes off in the next few years.

I am sure that other things will be fed into the discussion but I think I have included everything I have been told by residents during our consultation.

From

Cllr David Furnell

Millbrook ward

Cllr David Furnell

Labour Councillor for Millbrook ward

Tel No 02380 223809

Section 1

Item 1	Value 1
Item 2	Value 2
Item 3	Value 3
Item 4	Value 4
Item 5	Value 5
Item 6	Value 6

Section 2

Item 1	Value 1
Item 2	Value 2
Item 3	Value 3
Item 4	Value 4
Item 5	Value 5
Item 6	Value 6
Item 7	Value 7
Item 8	Value 8
Item 9	Value 9
Item 10	Value 10

Section 3

Item 1	Value 1
Item 2	Value 2
Item 3	Value 3
Item 4	Value 4
Item 5	Value 5
Item 6	Value 6
Item 7	Value 7
Item 8	Value 8
Item 9	Value 9
Item 10	Value 10
Item 11	Value 11
Item 12	Value 12
Item 13	Value 13
Item 14	Value 14
Item 15	Value 15

Item 1	Value 1
Item 2	Value 2
Item 3	Value 3
Item 4	Value 4
Item 5	Value 5
Item 6	Value 6
Item 7	Value 7
Item 8	Value 8
Item 9	Value 9
Item 10	Value 10
Item 11	Value 11
Item 12	Value 12
Item 13	Value 13

[REDACTED]

This information is Out of the scope of your request and may contain personal information about others.



[REDACTED]

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Begin forwarded message:

**From:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Date:** 6 September 2017 at 18:14:43 BST  
**To:** "Fox, Samuel" <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>, "Letts, Simon (Cllr)" <[Simon.Letts@southampton.gov.uk](mailto:Simon.Letts@southampton.gov.uk)>  
**Cc:** "Furnell, David (Cllr)" <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>, "Taggart, Sarah P (Cllr)" <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>  
**Subject:** Re: Lidl Planning Application Shirley

Hi Sam,

I hope you're well?

I just wondered further to our calls if you could forward over the situation regarding the demolition, as we discussed, I can then respond to [REDACTED] further to my email below.

Kind regards  
Mike

On 4 Sep 2017, at 12:01, Denness, Mike (Cllr) <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)> wrote:

Hi Sam,

I have received the email, below from [REDACTED] following the meeting on Thursday.

During the meeting on Thursday I actually explained that I was unaware that the demolition consent had been given in secret, however, I'd check with planning officers on the level of consultation undertaken and report back.

Could you therefore clarify what consultation was undertaken prior to the consent being given?

I'll then prepare a response to [REDACTED] which I will forward to you and Simon for your records. I have reviewed my emails this morning and I cannot find any comment from any local residents regarding the demolitions of the site, although I can't speak for Cllr Furnell or Cllr Taggart.

Kind regards

Mike

Begin forwarded message:

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This information is Out of the scope of your request and may contain personal information about others.

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**From:** "Furnell, David (Cllr)" <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>  
**Date:** 4 September 2017 at 18:25:28 BST  
**To:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>, "Fox, Samuel" <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>, "Letts, Simon (Cllr)" <[Simon.Letts@southampton.gov.uk](mailto:Simon.Letts@southampton.gov.uk)>  
**Cc:** "Taggart, Sarah P (Cllr)" <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>  
**Subject:** RE: Lidl Planning Application Shirley

To all  
I have received nothing on email or phone.  
Cllr Furnell

---

**From:** Denness, Mike (Cllr)  
**Sent:** 04 September 2017 12:02  
**To:** Fox, Samuel <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>; Letts, Simon (Cllr) <[Simon.Letts@southampton.gov.uk](mailto:Simon.Letts@southampton.gov.uk)>  
**Cc:** Furnell, David (Cllr) <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>; Taggart, Sarah P (Cllr) <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>; Denness, Mike (Cllr) <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** Fwd: Lidl Planning Application Shirley  
Hi Sam,

I have received the email, below from [REDACTED] following the meeting on Thursday. During the meeting on Thursday I actually explained that I was unaware that the demolition consent had been given in secret, however, I'd check with planning officers on the level of consultation undertaken and report back.  
Could you therefore clarify what consultation was undertaken prior to the consent being given?

Begin forwarded message:

[illegible]

Mike

Cllr Mike Denness  
Labour Councillor for Millbrook Ward  
Southampton City Council  
T. [07864 731955](tel:07864731955)  
E. [councillor.m.denness@southampton.gov.uk](mailto:councillor.m.denness@southampton.gov.uk)

This email is confidential but may have to be disclosed under the Freedom of Information Act 2000, the Data Protection Act 1998 or the Environmental Information Regulations 2004. If you are not the person or organisation it was meant for, apologies, please ignore it, delete it and notify us. SCC does not make legally binding agreements or accept formal notices/proceedings by email. E-mails may be monitored.

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Begin forwarded message:

**From:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Date:** 4 September 2017 at 12:01:37 BST  
**To:** "Fox, Samuel" <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>, "Letts, Simon (Cllr)" <[Simon.Letts@southampton.gov.uk](mailto:Simon.Letts@southampton.gov.uk)>  
**Cc:** "Furnell, David (Cllr)" <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>, "Taggart, Sarah P (Cllr)" <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>, "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** Fwd: Lidl Planning Application Shirley

Hi Sam,

I have received the email, below from [REDACTED] following the meeting on Thursday.

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Kind regards

Mike

Begin forwarded message:

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Response	Percentage
U.S. should take action	78%
U.S. should not take action	18%
U.S. should take action but not at the expense of jobs	4%

This information is Out of the scope of your request and may contain personal information about others.

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[REDACTED] [REDACTED]  
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This information is Out of the scope of your request and may contain personal information about others.

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Begin forwarded message:

**From:** "Taggart, Sarah P (Cllr)" <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>  
**Date:** 4 September 2017 at 21:58:17 BST  
**To:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>, "Fox, Samuel" <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>, "Letts, Simon (Cllr)" <[Simon.Letts@southampton.gov.uk](mailto:Simon.Letts@southampton.gov.uk)>  
**Cc:** "Furnell, David (Cllr)" <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>  
**Subject:** RE: Lidl Planning Application Shirley

I've received no comments or questions about this issue.  
Sarah

---

**From:** Denness, Mike (Cllr)  
**Sent:** 04 September 2017 12:02  
**To:** Fox, Samuel <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>; Letts, Simon (Cllr) <[Simon.Letts@southampton.gov.uk](mailto:Simon.Letts@southampton.gov.uk)>  
**Cc:** Furnell, David (Cllr) <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>; Taggart, Sarah P (Cllr) <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>; Denness, Mike (Cllr) <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** Fwd: Lidl Planning Application Shirley

Hi Sam,

I have received the email, below from [REDACTED] following the meeting on Thursday. During the meeting on Thursday I actually explained that I was unaware that the demolition consent had been given in secret, however, I'd check with planning officers on the level of consultation undertaken and report back.

Could you therefore clarify what consultation was undertaken prior to the consent being given?

I'll then prepare a response to [REDACTED] which I will forward to you and Simon for your records. I have reviewed my emails this morning and I cannot find any comment from any

local residents regarding the demolitions of the site, although I can't speak for Cllr Furnell or Cllr Taggart.  
Kind regards  
Mike  
Begin forwarded message:

[Redacted text block containing multiple paragraphs of information, some highlighted in yellow]

This information is Out of the scope of your request and may contain personal information about others.

[Redacted text block]

[Redacted text block]

This information is Out of the scope of your request and may contain personal information about others.

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This information is Out of the scope of your request and may contain personal information about others.

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Begin forwarded message:

**From:** "Coombs, Hannah (Cllr)" <[Hannah.Coombs@southampton.gov.uk](mailto:Hannah.Coombs@southampton.gov.uk)>

**Date:** 11 September 2017 at 14:09:50 BST

**To:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>, Planning <[planning@southampton.gov.uk](mailto:planning@southampton.gov.uk)>, "[REDACTED]"

**Subject:** FW: Lidl Store - Heysham Road. Increased Safety risk to residents and children.

Dear [REDACTED], Cllr Denness and Planning,

Thank you for your email. I have forwarded your email to Planning and Cllr Denness, the Chair of Planning (and your councillor in the Millbrook ward), so that your comments can be considered before the application goes to the Planning Committee.

Yours sincerely,

Hannah Coombs

Labour Councillor for Shirley Ward

Southampton City Council

E. [councillor.h.coombs@southampton.gov.uk](mailto:councillor.h.coombs@southampton.gov.uk)

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Think of the environment...please don't print this e-mail unless you really need to.

This email is confidential and privileged. If you are not the intended recipient please accept our apologies; please do not disclose, copy or distribute information in this email or take any action in reliance on its contents: to do so is strictly prohibited and may be unlawful. Please inform us that this message has gone astray before deleting it. Thank you for your co-operation.

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[REDACTED]

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**From:** Denness, Mike (Cllr)  
**Sent:** 30 August 2017 14:24  
**To:** Fox, Samuel <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>  
**Cc:** Taggart, Sarah P (Cllr) <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>; Furnell, David (Cllr) <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>; Letts, Simon (Cllr) <[Simon.Letts@southampton.gov.uk](mailto:Simon.Letts@southampton.gov.uk)>  
**Subject:** Lidl

Hi Sam,  
Can I ask you to review the letter (attached) which is being delivered by [REDACTED] and confirm to me if officers undertook any public consultation regarding the demolition and if any of the accusations regarding public involvements are true.  
This has only just come to my attention, but if you're able to respond ASAP, as I think we'll be asked about it tomorrow night.  
I have copied this to Cllr Letts as certain comments relate to cabinet meetings.

Kind regards



Mike

**Cllr Mike Denness**  
**Labour Councillor for Millbrook Ward**  
**Southampton City Council**

**T. [07864 731955](tel:07864731955)**

**E. [councillor.m.denness@southampton.gov.uk](mailto:councillor.m.denness@southampton.gov.uk)**

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Begin forwarded message:

**From:** "Letts, Simon (Cllr)" <[Simon.Letts@southampton.gov.uk](mailto:Simon.Letts@southampton.gov.uk)>  
**Date:** 30 August 2017 at 15:32:58 BST  
**To:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>, "Fox, Samuel" <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>  
**Cc:** "Taggart, Sarah P (Cllr)" <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>, "Furnell, David (Cllr)" <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>  
**Subject:** RE: Lidl

From memory a) We decided to reopen the bids after we were contacted by Lidl however they didn't offer any more money but they did buy the site without planning. Much cleaner for us.  
Simon

---

**From:** Denness, Mike (Cllr)  
**Sent:** 30 August 2017 14:24  
**To:** Fox, Samuel <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>  
**Cc:** Taggart, Sarah P (Cllr) <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>; Furnell, David (Cllr) <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>; Letts, Simon (Cllr) <[Simon.Letts@southampton.gov.uk](mailto:Simon.Letts@southampton.gov.uk)>  
**Subject:** Lidl

Hi Sam,

Can I ask you to review the letter (attached) which is being delivered by [REDACTED] and confirm to me if officers undertook any public consultation regarding the demolition and if any of the accusations regarding public involvements are true.

This has only just come to my attention, but if you're able to respond ASAP, as I think we'll be asked about it tomorrow night.

I have copied this to Cllr Letts as certain comments relate to cabinet meetings.

Kind regards

Mike

**Cllr Mike Denness**  
**Labour Councillor for Millbrook Ward**  
**Southampton City Council**

**T. [07864 731955](tel:07864731955)**

**E. [councillor.m.denness@southampton.gov.uk](mailto:councillor.m.denness@southampton.gov.uk)**

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Begin forwarded message:

**From:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>

**Date:** 30 August 2017 at 14:23:31 BST

**To:** "Fox, Samuel" <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>

**Cc:** "Taggart, Sarah P (Cllr)" <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>, "Furnell, David (Cllr)" <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>, "Letts, Simon (Cllr)"

<[Simon.Letts@southampton.gov.uk](mailto:Simon.Letts@southampton.gov.uk)>

**Subject:** Lidl

Hi Sam,

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Mike

Cllr Mike Denness  
Labour Councillor for Millbrook Ward  
Southampton City Council

T. [07864 731955](tel:07864731955)

E. [councillor.m.denness@southampton.gov.uk](mailto:councillor.m.denness@southampton.gov.uk)

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Begin forwarded message:

**From:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**To:** "Ivory, Richard" <[Richard.Ivory@southampton.gov.uk](mailto:Richard.Ivory@southampton.gov.uk)>  
**Cc:** "[REDACTED]"  
**Subject:** Lidl

Hi Richard,

I have forwarded you such a lot of information over the last few days, however, I am pretty sure that this document wasn't part of the information forwarded over.

This was a letter that [REDACTED] delivered at the start of the process.

Kind regards

Mike

[REDACTED]

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Begin forwarded message:

**From:** "Kaur, Satvir (Cllr)" <[Satvir.Kaur@southampton.gov.uk](mailto:Satvir.Kaur@southampton.gov.uk)>  
**Date:** 8 August 2017 at 11:02:06 BST  
**To:** [REDACTED]  
**Cc:** "Fox, Samuel" <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>, "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** RE: Lidl's New Development

Dear [REDACTED]  
Thank you for your email.  
I agree with your comments below and have already spoken to Cllr Denness (Chair of Planning) as well as Sam Fox (officer lead on Planning) – who are both ‘cc-ed into this email.  
They have assured me that they will be speaking to developers to try and ensure we get to save the old Yew tree.  
Best,  
Satvir

**Councillor Satvir Kaur for Shirley Ward**  
**Cabinet Member for Communities, Culture and Leisure**  
**Southampton City Council**

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On 8 Aug 2017 11:02, "Kaur, Satvir (Cllr)" <[Satvir.Kaur@southampton.gov.uk](mailto:Satvir.Kaur@southampton.gov.uk)> wrote:

Dear [REDACTED]

Thank you for your email.

I agree with your comments below and have already spoken to Cllr Denness (Chair of Planning) as well as Sam Fox (officer lead on Planning) – who are both ‘cc-ed into this email.

They have assured me that they will be speaking to developers to try and ensure we get to save the old Yew tree.

Best,

Satvir

**Councillor Satvir Kaur for Shirley Ward**

**Cabinet Member for Communities, Culture and Leisure**

**Southampton City Council**

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Begin forwarded message:

**From:** "Coombs, Hannah (Cllr)" <[Hannah.Coombs@southampton.gov.uk](mailto:Hannah.Coombs@southampton.gov.uk)>  
**Date:** 25 August 2017 at 15:30:21 BST  
**To:** [REDACTED] Planning <[planning@southampton.gov.uk](mailto:planning@southampton.gov.uk)>, "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** RE: Lidl's Planning Application Shirley

Dear [REDACTED], Cllr Denness and Planning,

Thank you for your email. I have forwarded your email to Planning and Cllr Denness, the Chair of Planning, so that your comments can be considered before the application goes to the Planning Committee.

Yours sincerely,  
Hannah Coombs  
Labour Councillor for Shirley Ward  
Southampton City Council  
E. [councillor.h.coombs@southampton.gov.uk](mailto:councillor.h.coombs@southampton.gov.uk)

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operation.

-----Original Message-----

[illegible]

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Begin forwarded message:

**From:** "Coombs, Hannah (Cllr)" <[Hannah.Coombs@southampton.gov.uk](mailto:Hannah.Coombs@southampton.gov.uk)>  
**Date:** 25 August 2017 at 15:35:04 BST  
**To:** [REDACTED] Planning <[planning@southampton.gov.uk](mailto:planning@southampton.gov.uk)>, "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** RE: New Lidel store in Shirley

Dear [REDACTED] Cllr Denness and Planning,  
Thank you for your email. I have forwarded your email to Planning and Cllr Denness, the Chair of Planning, so that your comments can be considered before the application goes to the Planning Committee.

Yours sincerely,


**Hannah Coombs**

**Labour Councillor for Shirley Ward**

**Southampton City Council**

**E. [councillor.h.coombs@southampton.gov.uk](mailto:councillor.h.coombs@southampton.gov.uk)**

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Government	Percentage
Current government	85%
Previous government	15%

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Begin forwarded message:

**From:** "Fox, Samuel" <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>  
**Date:** 11 September 2017 at 19:55:02 BST  
**To:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** RE: Proposed Lidl application - (17/01206/FUL)

Mike

Thanks for this. It is really useful. Sorry I haven't yet responded on the demolition issue – will do so tomorrow. I've been snowed under with stuff since getting back from leave a couple of weeks ago.

Kind regards

Sam

Sam Fox

Service Lead – Infrastructure, Planning & Development

**Southampton City Council**

t: 023 8083 2044

e: [Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)

---

**From:** Denness, Mike (Cllr)

**Sent:** 10 September 2017 23:46

**To:** [REDACTED] Fox, Samuel <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>;  
Planning <[planning@southampton.gov.uk](mailto:planning@southampton.gov.uk)>

**Cc:** Taggart, Sarah P (Cllr) <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>; Furnell, David (Cllr)  
<[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>

**Subject:** Proposed Lidl application - (17/01206/FUL)

Dear Sam and [REDACTED]

My two Millbrook ward councillor colleagues will separately contact you in response to the proposals by Lidl to develop a new store on the site of the former depot and Shirley Police Station.



I have engaged with many members of the public in recent weeks, through door knocking, emails, letters, during a public meeting (approximately 80 attendees) undertaken on the 31<sup>st</sup> August at St Boniface Church Hall. My Labour Councillor colleagues and I also gave residents an opportunity to complete feedback forms to indicate their views on the proposals.

Broadly the majority of those local residents who responded or were questioned supported the proposed new store, however, the following comments, issues and concerns were raised during the engagement undertaken:

1. Traffic and highways impact – This was the issue that was raised most often with me, and specifically the following points were raised:-
  - a. The road surface of Villiers Road is unacceptable and would need to be resurfaced;
  - b. Concerns were raised regarding the customer vehicles entering and exiting the store, the junction of Villiers Road is not seen as suitable to allow cars to exit smoothly on to Shirley High Street, due to the level of existing users on the road. This would therefore force customers to use the existing 'rat-run' of Heysham Road and English Road. Due to the nature of Heysham Road and English Road, which are already congested, an increase in users on this road would not only negatively impact the lives of those residents living on this road, but also on safety. Concerns were also raised about the extant planning permission on the redevelopment of the gym site opposite, this will also put a large number of new cars and requirement for parking on to local roads.
  - c. Concerns were also raised regarding cycling and cyclists using the Shirley High Street, residents and stakeholders felt this was already a dangerous road they were therefore keen to see cycling lanes introduced to reduce potential danger to cyclists;
  - d. A larger store would either need more deliveries or larger lorries, both solutions were felt to be unsatisfactory, particular concerns were raised regarding lorries gaining access via English Road and Heysham Road;
  - e. Concern was also raised that the development of the store would lead to an increase of on-street parking on the road that will border the new store;
2. Building line – The building line of the store on Shirley High Street was raised by many as an area of concern. If the existing building line of Shirley High Street was to be maintained, the resulting loss of the Yew Tree and moving of the 'Mile Stone' was seen by many as unacceptable. If the existing building line of the police station was to be maintained, the possibility of creating a new bus stop lay-by set slightly back off the road was suggested. It was also suggested that a seating area fronting onto Shirley High Street, could benefit the area as well as a pedestrian access point onto Shirley was also recommended;
3. An unsatisfactory loss of protected trees with TPO's;
4. Works traffic, noise, dust and impact during demolition and construction was raised by many particularly in the vicinity of the store;
5. Shopping Trolley security, concern about trolleys being dumped in the vicinity of the store was often raised;
6. Concerns were raised about the traffic survey that formed part of the application, particularly the classification of old store traffic as discounted trips;
7. Light and noise pollution from the car-park, many concerns raised regarding high lampposts shining into peoples gardens and houses. Low level lighting was requested by many;
8. Potential anti-social behaviour in the car-park was also raised, out of hours locked gates on the car park were requested;
9. The wall that currently exists at the end of the gardens on Mayflower Road, needs to be replaced, if the existing wall is removed;
10. Air quality is already a big local issue, it was felt that Lidl could do a lot more to make the store more environmentally friendly.

Other issues raised which are unconnected to this application were also raised, namely:

1. The future of the existing store site.
2. Lidl and their treatment of staff.

In my summing up, I broadly accept the principle of developing a new Lidl Store on the site and I feel the site lends itself well to a retail development, however, I share the vast majority of the concerns detailed above, particularly those related to the 'traffic and highways impact' (Point 1) and building line (Point 2).

Kind regards

Mike

**Cllr Mike Denness**

**Labour Councillor for Millbrook Ward  
Southampton City Council**

**T. [07864 731955](tel:07864731955)**

**E. [councillor.m.denness@southampton.gov.uk](mailto:councillor.m.denness@southampton.gov.uk)**

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Begin forwarded message:

**From:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Date:** 10 September 2017 at 23:46:26 BST  
**To:** "[REDACTED]" "Fox, Samuel" <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>, Planning <[planning@southampton.gov.uk](mailto:planning@southampton.gov.uk)>  
**Cc:** "Taggart, Sarah P (Cllr)" <[Councillor.S.Taggart@southampton.gov.uk](mailto:Councillor.S.Taggart@southampton.gov.uk)>, "Furnell, David (Cllr)" <[Councillor.D.Furnell@southampton.gov.uk](mailto:Councillor.D.Furnell@southampton.gov.uk)>  
**Subject:** Proposed Lidl application - (17/01206/FUL)

Dear Sam and [REDACTED]

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to Shirley High Street, due to the level of existing users on the road. This would therefore force customers to use the existing 'rat-run' of Heysham Road and English Road. Due to the nature of Heysham Road and English Road, which are already congested, an increase in users on this road would not only negatively impact the lives of those residents living on this road, but also on safety. Concerns were also raised about the extant planning permission on the redevelopment of the gym site opposite, this will also put a large number of new cars and requirement for parking on to local roads.

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  - e. Concern was also raised that the development of the store would lead to an increase of on-street parking on the road that will border the new store;
2. Building line – The building line of the store on Shirley High Street was raised by many as an area of concern. If the existing building line of Shirley High Street was to be maintained, the resulting loss of the Yew Tree and moving of the 'Mile Stone' was seen by many as unacceptable. If the existing building line of the police station was to be maintained, the possibility of creating a new bus stop lay-by set slightly back off the road was suggested. It was also suggested that a seating area fronting onto Shirley High Street, could benefit the area as well as a pedestrian access point onto Shirley was also recommended;
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7. Light and noise pollution from the car-park, many concerns raised regarding high lampposts shining into peoples gardens and houses. Low level lighting was requested by many;
8. Potential anti-social behaviour in the car-park was also raised, out of hours locked gates on the car park were requested;
9. The wall that currently exists at the end of the gardens on Mayflower Road, needs to be replaced, if the existing wall is removed;
10. Air quality is already a big local issue, it was felt that Lidl could do a lot more to make the store more environmentally friendly.

Other issues raised which are unconnected to this application were also raised, namely:

- 1. The future of the existing store site.
- 2. Lidl and their treatment of staff.

In my summing up, I broadly accept the principle of developing a new Lidl Store on the site and I feel the site lends itself well to a retail development, however, I share the vast majority of the concerns detailed above, particularly those related to the 'traffic and highways impact' (Point 1) and building line (Point 2).

Kind regards

Mike

**Cllr Mike Denness**

**Labour Councillor for Millbrook Ward  
Southampton City Council**

**T. [07864 731955](tel:07864731955)**

**E. [councillor.m.denness@southampton.gov.uk](mailto:councillor.m.denness@southampton.gov.uk)**

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Begin forwarded message:

**From:** "Kaur, Satvir (Cllr)" <[Satvir.Kaur@southampton.gov.uk](mailto:Satvir.Kaur@southampton.gov.uk)>  
**Date:** 8 August 2017 at 12:30:23 BST  
**To:** [REDACTED]  
**Cc:** "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>, "Fox, Samuel" <[Samuel.Fox@southampton.gov.uk](mailto:Samuel.Fox@southampton.gov.uk)>  
**Subject:** RE: Re-development of Shirley Police Station

Hi [REDACTED]  
Thank you for your email.  
I agree with your comments below and have already spoken to Cllr Denness (Chair of Planning) as well as Sam Fox (officer lead on Planning) – who are both ‘cc-ed into this email.  
They have assured me that they will be speaking to developers to try and ensure we get to save the old Yew tree.  
Best,  
Satvir  
**Councillor Satvir Kaur for Shirley Ward**  
**Cabinet Member for Communities, Culture and Leisure**  
**Southampton City Council**

[REDACTED]  
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Begin forwarded message:

**From:** "Coombs, Hannah (Cllr)" <[Hannah.Coombs@southampton.gov.uk](mailto:Hannah.Coombs@southampton.gov.uk)>  
**Date:** 6 September 2017 at 16:58:39 BST  
**To:** Planning <[planning@southampton.gov.uk](mailto:planning@southampton.gov.uk)>, "[REDACTED]  
[REDACTED]", "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>  
**Subject:** FW: Relocation of Lidl foodstore - Shirley Road, Shirley

Dear [REDACTED], Cllr Denness and Planning,  
Thank you for your email. I have forwarded your email to Planning and Cllr Denness, the Chair of Planning, so that your comments can be considered before the application goes to the Planning Committee.

Yours sincerely,

Hannah Coombs

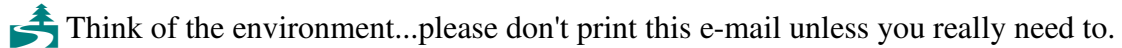
Labour Councillor for Shirley Ward

Southampton City Council

E. [councillor.h.coombs@southampton.gov.uk](mailto:councillor.h.coombs@southampton.gov.uk)

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Government	Percentage
Current government	95%
Previous government	5%

2

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Begin forwarded message:

**From:** "Coombs, Hannah (Cllr)" <[Hannah.Coombs@southampton.gov.uk](mailto:Hannah.Coombs@southampton.gov.uk)>  
**Date:** 25 August 2017 at 15:48:55 BST  
**To:** [REDACTED] "Denness, Mike (Cllr)" <[Mike.Denness@southampton.gov.uk](mailto:Mike.Denness@southampton.gov.uk)>, Planning <[planning@southampton.gov.uk](mailto:planning@southampton.gov.uk)>  
**Subject:** RE: Relocation of the Lidl Store in Shirley.

Dear [REDACTED], Cllr Denness and Planning,  
Thank you for your email. I have forwarded your email to Planning and Cllr Denness, the Chair of Planning, so that your comments can be considered before the application goes to the Planning Committee.

Yours sincerely,  
Hannah Coombs  
Labour Councillor for Shirley Ward  
Southampton City Council  
E. [councillor.h.coombs@southampton.gov.uk](mailto:councillor.h.coombs@southampton.gov.uk)

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[REDACTED]  
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Development Management  
Southampton City Council  
Lower Ground Floor  
Civic Centre  
Southampton SO14 7LY



**Direct Dial:** 023 8083 3006  
**Please ask for:** Planning Enquiries  
**Our Ref:** 17/01206/FUL / **Site Code:** 9799

28 July 2017

The Occupier  
35 Heysham Road  
Southampton  
SO15 3JL

**Application No:** 17/01206/FUL  
**Address:** 390 - 392 Shirley Road Southampton SO15 3JG  
**Proposal:** Redevelopment of the site. Erection of a single storey building to provide a Lidl food store with parking following demolition of existing building.

Dear Sir/Madam,

A planning application for the above mentioned development has been submitted for determination under the Town and Country Planning Act 1990.

As an occupier of neighbouring premises, you may wish to have an opportunity to inspect the submitted application. The documents can be viewed on the council website at the following web address <http://www.southampton.gov.uk/planning/planning-applications/default.aspx>

Your valid comments will be taken into account in determining this application and should be made in writing by **entering your comments on-line through the Public Access webpage** at the address above or (if this is not possible) in written form with your full name & postal address, quoting the above application number to Development Management, Southampton City Council, Civic Centre, Southampton, SO14 7LS by **18 August 2017**.

If you have queries, you can call on the number above and ask to speak with the case officer. You can request an email confirming an acknowledgement to your comments when they are submitted by Public Access, or you can see that your representation has been received by looking in the public comments section under the relevant case. However, because of the need to deal with planning applications within statutory time limits, the Council will not enter into correspondence.

**Under the provisions of the Local Government (Access to Information Act) 1985, any written comments that you submit (including post) will be made available on line via public access and for inspection and copying by the public. By submitting such comments you are consenting to your name and address being placed in the public domain. If you have an overriding legal reason why your address should remain confidential, please contact the planning office for advice in good time prior to submitting your comments in accordance with the relevant deadline.**

If you are not the owner of the property to which this letter is addressed, would you please pass on this letter to them as quickly as possible. Notification is carried out in accordance with Government Regulations. If you think other neighbours would wish to comment, please show them this letter.

Yours faithfully,

**Development Management Team**







[REDACTED]

---

**From:** Hammond, Christopher (Cllr)  
**Sent:** 25 March 2015 14:47  
**To:** Galton, Steven (Cllr)  
**Cc:** [REDACTED] Coombs, Hannah (Cllr); McEwing, Catherine (Cllr); Lloyd, Mary (Cllr); O'Neill, Paul (Cllr); Parnell, Brian (Cllr)  
**Subject:** RE: 20mpg limit evidence

Hi Steve,

Thank you for emailing me with your arguments for 20mph limits/zones to aid the improvement of Air Quality in the city.

I think it would be incorrect to interpret [REDACTED]'s quote as an opportunity to deliver a small ("little") improvement in air quality by introducing a general reduction in speed limits.

The feedback from the Maybush trial showed that drivers paid no attention to the signs and there was a negligible reduction in speeds. Even residents in the trial said that they didn't see any difference.

We also know that the Police do not have the resources or the will, to enforce 20mph zones. The Executive has rejected outright the suggestion of any further 20mph zones after the trial.

Engines and emissions are generally optimised when they are operating at a cruising speed (50-60mph). Vehicles in free flowing traffic will produce fewer emissions per mile than those experiencing a stop/start journey with periods of queuing. A general reduction in speed limits does not necessarily relate to a direct improvement in the flow of traffic. In some specific cases, heavy volumes of vehicles can be regulated to reduce their speeds generally and improve the flow. In other cases it could have the reverse effect.

To reduce emissions, the aim should be to improve traffic flows, reduce idling and engine loading by stop/start events. The emerging ITS strategy will be key in achieving the best overall balance in terms of reducing emissions, maintaining network capacity and reducing journey times. So the recommendation around improving flow of traffic etc will help address issues.

With regards to the residents survey, whilst the number of replies exceed our expectations – all 298 respondents did not reply saying that the council should lower speed limits. And the comment re safety of cycling – the Panel have included within their recs to look at improving cycle routes.

I have worked with [REDACTED] to reword recommendation 12 to read

Ensure that air quality is given due consideration during the current review of the ITS Strategy, (delivered by the Integrated Transport Board). As well as optimising traffic movements, traffic light signal plans, speed limits and other traffic management applications should be used to deliver improvements in air quality wherever possible.

I hope that you agree this is a good compromise. However, if you want a recommendation saying that the panel would like to see 20 mph zones then we will need to go to a vote as a panel.

p.s Panel members, you are copied in as a courtesy at this stage. Can we please hold back comments and voting intentions unless we are actually going to a vote..

Kind Regards,

Cllr Christopher Hammond

Labour Councillor for Woolston

Chair of Scrutiny Inquiry Panel

Southampton City Council

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From: Galton, Steven (Cllr)  
Sent: 24 March 2015 10:54  
To: [REDACTED] Hammond, Christopher (Cllr)  
Subject: 20mpg limit evidence

Hi [REDACTED] & Chris,

I have collated the data below for you. I should also stress all members should be considering the 20mph residential speed limits purely on the ability to improve air quality either directly through better traffic flow, less PM through less brake use and brake dust creation, reduce emissions through less acceleration periods to a reduced speed limit etc

There are plenty of info sources out there for additional evidence, but I appreciate you said to keep this within the info from our meetings – if you were interested seek out the 20 is plenty campaign and also some reports by Edinburgh Council and Westminster Council as studies showed improved air quality when 20mph zones used as opposed to traffic calming which does increase pollution.

Evidence for 20mph limits from within our meetings:

18th Sept

A residents perspective – remember well in excess of our expectations in terms of replies:

Lowering Speed Limits including to 20mph was identified by residents answering the survey.

WDCF recommended a number of measures to improve air quality including – Reduce speed limit to 40mph on Millbrook Road and 20mph around schools and side streets

20th Nov

It is worth taking on board this outcome:"

"safety of the roads for cyclists during normal usage. It was agreed that work was still needed to make the City's roads safer."

Although this does not state through 20mph limits, other Council gathered evidence from outside the panel itself i.e. the Pell Frischmann – Southampton City Wide Regeneration Framework Maybush and Millbrook residents survey document April 2014 - did show a majority of respondents saying they would consider modal shift if lower traffic speed limits existed.

To me this indicates a reduction in residential speed limits would help towards modal shift and therefore reduced car journeys and better air quality.

18th Dec

██████████ did state speed limit reductions would have little impact on emissions levels – however little impact is not zero impact. We should be looking at all ways to improve air quality at this stage, the arguments on where the priorities should then be are not for us as a panel. It is also worth noting that residents say lower speed limits would lead to modal shift.

Kind regards,

Steve

Councillor Steven Galton

[REDACTED]

---

**From:** Hammond, Christopher (Cllr)  
**Sent:** 25 March 2015 13:47  
**To:** [REDACTED]  
**Subject:** RE: Air Quality rec

Hi [REDACTED],

Thanks for the information.

I↓ I put this revised recommendation to Cllr Galton as a compromise. I↓ I copy you into the email I send him shortly.

Kind Regards,

Cllr Christopher Hammond  
Labour Councillor for Woolston  
Chair of Scrutiny Inquiry Panel  
Southampton City Council

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**From:** [REDACTED]  
**Sent:** 25 March 2015 13:05  
**To:** Hammond, Christopher (Cllr)  
**Subject:** FW: Air Quality rec

Dear Cllr Hammond ⊥ Further to my note below, do you think Cllr Galton would be happy for the rec below as an ultimatum? It does mention speed limits ⊥ this was the revised wording [REDACTED]e had put together ⊥ what are your thoughts?

Community Development Officer

Southampton City Council

Tel: [REDACTED]

Email: [REDACTED]

Twitter: @SouthamptonCC Facebook: facebook.com/SotonCC

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From: [REDACTED]  
Sent: 25 March 2015 11:28  
To: Hammond, Christopher (Cllr)  
Subject: RE: Air Quality rec

Hello Cllr Hammond,

I have updated Rec 12, as agreed by yourself, to read: - Ensure that air quality is given due consideration during the current review of the ITS Strategy, (delivered by the Integrated Transport Board). As well as optimising traffic movements, traffic light signal plans, speed limits and other traffic management applications should be used to deliver improvements in air quality wherever possible.

It does mention ◀speed limits↑ in the above too.

Kind regards,

[REDACTED]

[REDACTED]

Community Development Officer

Southampton City Council

Tel: [REDACTED]

Email: [REDACTED]

Twitter: @SouthamptonCC Facebook: facebook.com/SotonCC

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From: Hammond, Christopher (Cllr)  
Sent: 24 March 2015 14:25  
To: [REDACTED]  
Subject: RE: Air Quality rec

I am happy with [REDACTED]'s wording. I think it makes it more accessible for the public.

Kind Regards,

Cllr Christopher Hammond  
Labour Councillor for Woolston  
Chair of Scrutiny Inquiry Panel  
Southampton City Council

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From: [REDACTED]  
Sent: 20 March 2015 15:01  
To: Hammond, Christopher (Cllr)  
Subject: FW: Air Quality rec

Dear Cllr Hammond,



As promised [REDACTED] has had a go at re-wording Rec 11. Not sure if you prefer his wording in email below or Paul Walkers amended version (in first email below).

Kind regards,

[REDACTED]

[REDACTED]

Community Development Officer

Southampton City Council

Tel: [REDACTED]

Email: [REDACTED]

Twitter: @SouthamptonCC Facebook: facebook.com/SotonCC

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From: [REDACTED]  
Sent: 20 March 2015 13:07  
To: [REDACTED]  
Subject: RE: Air Quality rec

Hi,

I↑ ve had a go at remodelling it! The original was quite confusing. You might think I↑ ve gone a little too far!

Ensure that air quality is given due consideration during the current review of the ITS Strategy, (delivered by the Integrated Transport Board). As well as optimising traffic movements, traffic light signal plans, speed limits and other traffic management applications should be used to deliver improvements in air quality whenever possible.

Regards

[REDACTED]

Team Leader - Scientific Service

Southampton City Council

[REDACTED]

[REDACTED]

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From: [REDACTED]  
Sent: 20 March 2015 10:39  
To: [REDACTED]  
Subject: Air Quality rec  
Importance: High

Hello [REDACTED]

Thanks for attending last night <sup>†</sup> it was suggested that you look over this rec:-

Revised Paul Walker comment <sup>†</sup>

Review the phasing of traffic lights and speed limits at traffic hotspots in the city to reduce idling and improve flow through the emerging ITS Strategy, delivered by the Integrated Transport Board including a review of the traffic signal regions and signal plans along each of the main approaches to the city (including LSTF corridors) to ensure that air quality as well as traffic flow patterns are taken into account and maximised.<sup>¶</sup> ([REDACTED] guppy to look at final wording)

Kind regards,

[REDACTED]

[REDACTED]

Community Development Officer

Southampton City Council

Tel: [REDACTED]

Email: [REDACTED]

Twitter: @SouthamptonCC Facebook: facebook.com/SotonCC

Think before you print, if we all did a little...

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**From:** Furnell, David (Cllr)  
**Sent:** 14 Aug 2017 22:00:02 +0100  
**To:** [REDACTED]  
**Cc:** Denness, Mike (Cllr); Taggart, Sarah P (Cllr)  
**Subject:** RE: Lidl application  
**Attachments:** ~WRD000.jpg

Hi [REDACTED]  
Thank you for the information.

Cllr Furnell

---

**From:** [REDACTED]  
**Sent:** 14 August 2017 11:06  
**To:** Furnell, David (Cllr) <[REDACTED]@[REDACTED].[REDACTED]>  
**Cc:** Denness, Mike (Cllr) <[REDACTED]@[REDACTED].[REDACTED]>; Taggart, Sarah P (Cllr) <[REDACTED]@[REDACTED].[REDACTED]>  
**Subject:** RE: Lidl application

Dear Cllr Furnell,

I can advise in response to your queries that I have attached a copy of those notified and a copy of the letter sent. I understand that Lidl notified all the residents on Mayflower Road and Heysham Road whose properties back on to the proposal site providing them with the initial plans and details giving them a contact to send any comments.

I need to fully assess the scheme and make my recommendation, it is still very early days. If I were to recommended approval, it is likely that the number of objections we will receive will exceed the threshold of five that require it to go to Planning Panel. However, in this case I think if we didn't receive that many objections my manager Sam would still want it to be heard at Panel because of the wider public interest and I would agree.

I hope that above clarifies the situation but please do not hesitate to contact me if you seek clarification.

Kind Regards

[REDACTED]  
Senior Planning Officer  
Infrastructure, Planning & Development  
**Southampton City Council**  
t. [REDACTED]



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**PLEASE NOTE I DO NOT WORK THURSDAYS OR FRIDAYS**

---

**From:** Furnell, David (Cllr)

**Sent:** 08 August 2017 19:03

**To:** [REDACTED]

**Cc:** Taggart, Sarah P (Cllr) <[REDACTED].[REDACTED]@[REDACTED].[REDACTED]>; Denness, Mike (Cllr) <[REDACTED].[REDACTED]@[REDACTED].[REDACTED]>

**Subject:** Lidl application

Hi [REDACTED]

I have already had residents contacting me regarding the Lidl development but I have a couple of questions;

What roads were sent letters informing them about the development and can we have a copy of the letter.

Do we have to make a formal objection to the plan to bring it to the planning committee or will this be done anyway.

I could ask Cllr Denness for the information but he is currently on holiday.

Cllr David Furnell

Labour Councillor for Millbrook ward

Tel No 02380 223809

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 16 August 2017 14:27  
**To:** Mike Denness  
**Subject:** RE: Lidl

Dear Cllr Denness,

The contact is [REDACTED]  
Senior Consultant Acquisitions

[T] [REDACTED]  
[E] [REDACTED]@lidl.co.uk  
[A] Southampton Property Office, Lidl UK GmbH, Foxes Park, Brownhill Way, Nursling, Southampton, SO16 0AW.  
[M] [REDACTED]

Kind Regards

[REDACTED]  
Senior Planning Officer  
Infrastructure, Planning & Development  
Southampton City Council  
t. [REDACTED]

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-----Original Message-----

From: Mike Denness [mailto:[REDACTED]]  
Sent: 16 August 2017 14:16  
To: [REDACTED]  
Cc: Harrison, Stephen <Stephen.Harrison@southampton.gov.uk>  
Subject: Re: Lidl

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]

Thanks for the messages and my apologies that I lost you.

Please confirm when the date extension has been updated.

As discussed, could you also confirm the representative from Lidl that we need to contact. As promised, I'll ensure you're copied into the invite.

Kind regards

Mike

> On 16 Aug 2017, at 14:52, [REDACTED] wrote:

>

> Dear Cllr Denness,

>

> Further to our conversation, here is the email address for the agent

> [REDACTED]@lidl.co.uk

>

> I will ask Business Support to extend the publicity expiry date till 8th September - currently it is till 25th August. This will allow for comments to be received following your meeting.

>

> I will speak to Sam about the meeting proposed on 31st on his return. As advised no officers are going to the meeting tomorrow but I have been in contact with Cllr Moulton and [REDACTED] to explain the planning process and who has been notified etc...

>

> Enjoy the rest of your holiday.

>

> Kind Regards

>

> [REDACTED]

> Senior Planning Officer

> Infrastructure, Planning & Development Southampton City Council t. [REDACTED]

> [REDACTED]

>

>

>

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> PLEASE NOTE I DO NOT WORK THURSDAYS AND FRIDAYS

>

>

>

> Dear Cllr Denness,

>

> Further to our conversation, here is the email address for the agent

> [REDACTED]@lidl.co.uk

>

> I will ask Business Support to extend the publicity expiry date till 8th September - currently it is till 25th August. This will allow for comments to be received following your meeting.

>

> I will speak to Sam about the meeting proposed on 31st on his return. As advised no officers are going to the meeting tomorrow but I have been in contact with Cllr Moulton and [REDACTED] to explain the planning process and who has been notified etc...

>

> Enjoy the rest of your holiday.

>

> Kind Regards

>

> [REDACTED]  
> Senior Planning Officer

> Infrastructure, Planning & Development Southampton City Council t. [REDACTED]  
> [REDACTED]

>

>

>

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> PLEASE NOTE I DO NOT WORK THURSDAYS AND FRIDAYS

>

>

>

> -----Original Message-----

> From: Mike Denness [mailto:[REDACTED]]

> Sent: 16 August 2017 13:21

> To: [REDACTED]

> Subject: Lidl

>

> CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

>

>

> Hi [REDACTED]

>

> I hope you are well?

>

> Sam has text to say you're the Case Officer on the Lidl application. Is there any chance you could call me on [REDACTED] as I need to discuss the site with you and I just seem to end up stuck on hold.

>

> Kind regards

>

> Cllr Mike Denness



**From:** Mike Denness  
**Sent:** 16 Aug 2017 14:29:04 +0000  
**To:** [REDACTED]  
**Subject:** Re: Lidl

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]

Thanks for your email.

I would agree with everything you say in your email.

I will of course email you formally when I get back, but I just wanted to flag it up.

Thanks

Mike

> On 16 Aug 2017, at 16:23, [REDACTED]  
>  
> Dear Cllr Denness,  
>  
> I would send it to Panel for formal determination anyway as it has a wider public interest and due to the number of objections we are likely to receive.  
>  
> I need to address the loss of tree (I am not happy with this as I feel the development could be achieved without losing the tree) and the impact on the neighbours so it maybe refused anyway.  
>  
> Can you formally call it in via your Cllr email when you get back please so your private one doesn't show online.  
>  
> Kind Regards  
>  
> [REDACTED]  
> Senior Planning Officer  
> Infrastructure, Planning & Development  
> Southampton City Council  
> [REDACTED]  
>  
>  
>  
> This email is confidential but may have to be disclosed under the Freedom of Information Act 2000, the Data Protection Act 1998 or the Environmental Information Regulations 2004. If you are not the person or organisation it was meant for, apologies, please ignore it, delete it and notify us. SCC does not make legally binding agreements or accept formal notices/proceedings by email. E-mails may be monitored. This email (and its attachments) is intended only for the use of the person(s) to whom it is addressed, and may contain information that is privileged and/or confidential. If it has come to you in error, you must take no action based on it, nor must you copy or show it to anyone.  
> PLEASE NOTE I DO NOT WORK THURSDAYS AND FRIDAYS  
>

>  
>  
> -----Original Message-----  
> From: Mike Denness [[mailto:](#) ]  
> Sent: 16 August 2017 15:19

[REDACTED]

---

**From:** Hammond, Christopher (Cllr)  
**Sent:** 25 November 2014 16:50  
**To:** [REDACTED]; Galton, Steven (Cllr)  
**Subject:** RE: Woodland trust Inquiry submission

Dear Councillor Galton,

Thanks for your input on this.

I think [REDACTED]'s suggestion is a good way forward as the schedule is getting pretty tight now.

Kind Regards,

**Cllr Christopher Hammond**  
Labour Councillor for Woolston  
Chair of Scrutiny Inquiry Panel  
Southampton City Council

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 **Think of the environment...please don't print this e-mail unless you really need to.**

---

**From:** [REDACTED]  
**Sent:** 25 November 2014 11:42  
**To:** Galton, Steven (Cllr); Hammond, Christopher (Cllr)  
**Subject:** RE: Woodland trust Inquiry submission

Dear Councillors,

Thank you for the information circulated to me via Cllr Hammond. I think it would be appropriate to ensure that we include the Woodlands Trust: Urban air quality document within the papers for the next meeting and its content can be considered as evidence in the review.

Kind regards,

[REDACTED]  
[REDACTED]  
Community Development Officer  
Southampton City Council  
Tel: [REDACTED]  
Email: [REDACTED]

---

**From:** Galton, Steven (Cllr)  
**Sent:** 25 November 2014 11:22  
**To:** Hammond, Christopher (Cllr)  
**Cc:** [REDACTED]  
**Subject:** Woodland trust Inquiry submission

Dear Cllr,

Further to our brief discussion last week I was just formally writing to see if we could add a submission from the Woodland trust either by way of evidence submission or via presentation if feasible.

Here are some links to their work and why I feel we should add their expertise and research to our review.

<https://www.woodlandtrust.org.uk/mediafile/100083924/Urban-air-quality-report-v4-single-pages.pdf>

My contacts details are:

Ellie

[REDACTED]  
Regional and Local Government Officer

t: [REDACTED] w: [www.woodlandtrust.org.uk](http://www.woodlandtrust.org.uk)

Usual hours: Mon-Weds

Kind Regards,  
Steve

Steven Galton  
Conservative Councillor for Millbrook

02380 481732 // [REDACTED]

## B. Correspondence Between SCC Legal and LIDL Legal

**SERVICE DIRECTOR – LEGAL & GOVERNANCE**  
**RICHARD IVORY, Solicitor**  
Southampton City Council  
Civic Centre  
Southampton SO14 7LY

**FAREHAM**  
BOROUGH COUNCIL



**Southampton and Fareham Legal Services Partnership**

[REDACTED]  
Blake Morgan LLP  
DX155850  
Eastleigh 7

Direct dial: [REDACTED]  
Please ask for: [REDACTED]  
Our Ref: [REDACTED] /EN12-03-1072-000644  
Your ref: [REDACTED]  
Date: 7 February, 2017

Dear [REDACTED]

**Land at Villers Road, Shirley, Southampton**

Following completion I enclose the transfer sealed by the City Council.

To confirm the hoarding licence was agreed prior to exchange of contracts. The City Council will complete a licence if required.

Yours sincerely,

[REDACTED]  
Solicitor  
for Service Director – Legal & Governance

**If you would like this letter sent to you in another format or language,  
please contact the number at the top of this letter.**

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 14 July 2016 15:53  
**To:** [REDACTED] blakemorgan.co.uk  
**Cc:** [REDACTED]  
**Subject:** Former Council Depot Site Villers Road Shirley

My Ref EN/12/03/1072

Dear [REDACTED]

[REDACTED] has recently left the City Council and his files have been passed to me.

Can you please confirm that the contract is agreed and advise when you client expects to be in a position to exchange contracts?

I look forward to hearing from you.

Kind regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]

DX 115710 Southampton 17

[REDACTED]

---

**From:** [REDACTED] blakemorgan.co.uk>  
**Sent:** 21 October 2016 12:15  
**To:** [REDACTED]  
**Subject:** Lidl - purchase of former Police Station and Shirley Depot [BMG-Legal.FID38805442]

All,  
I am now holding my client's executed part of the contract to purchase both the former Police Station and the Shirley Depot and have been given instructions to exchange. I am told that the deposit monies have been arranged to be with me today. Once in receipt, I will send to your respective accounts after we have made our final checks to verify your details.  
I propose that we hold a teleconference call to effect simultaneous exchange. Please dial in to Blake Morgan at 08444 730 224 and use PIN: 511373. At present, can I propose we all dial in at 4pm to allow time for the transfer of monies/confirmation of receipt?  
Kind regards,  
[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

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A full list of our members is available at all our offices. The term "partner" refers to a member of Blake Morgan LLP.



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 26 July 2016 16:18  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

My Ref EN/12/03/1072

Dear [REDACTED]

Thank you for your email.

I will be working on the replies to CPSEs shortly.

Kind regards

[REDACTED]

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]

DX 115710 Southampton 17

---

**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 26 July 2016 16:10  
**To:** [REDACTED]@southampton.gov.uk>  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

Afternoon [REDACTED]

I have received further instructions and attach here now an amended draft contract for your review and consideration. Please note that the alteration to the Purchase Price clauses have been removed from the Schedule.

Are you able to provide me with your CPSE.1 replies yet?

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP

**From:** [REDACTED]  
**Sent:** 18 July 2016 12:02  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

My Ref EN/12/03/1072

Dear [REDACTED]

Thanks.

Regards

[REDACTED]

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]

DX 115710 Southampton 17

---

**From:** [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED@blakemorgan.co.uk])  
**Sent:** 18 July 2016 11:52  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

Good morning [REDACTED]

Many thanks for your email. Subject to my client's further instructions, attached please find a redline of the agreement and transfer for your review and consideration.

Also, I note that we have not yet received any CPSE replies from your office. Please do send those across at your earliest convenience.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP

---

**From:** [REDACTED]  
**Sent:** 14 July 2016 15:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Former Council Depot Site Villers Road Shirley

My Ref EN/12/03/1072

Dear [REDACTED]

[REDACTED] has recently left the City Council and his files have been passed to me.

Can you please confirm that the contract is agreed and advise when you client expects to be in a position to exchange contracts?

I look forward to hearing from you.

Kind regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]

DX 115710 Southampton 17

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A full list of our members is available at all our offices. The term "partner" refers to a member of Blake Morgan LLP.

[REDACTED]

---

**From:** [REDACTED] blakemorgan.co.uk>  
**Sent:** 26 July 2016 16:10  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]  
**Attachments:** Shirley Depot - Draft Contract - BMv3 - 260716.DOC

Afternoon [REDACTED]

I have received further instructions and attach here now an amended draft contract for your review and consideration. Please note that the alteration to the Purchase Price clauses have been removed from the Schedule.

Are you able to provide me with your CPSE.1 replies yet?

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ [REDACTED]  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED]  
**Sent:** 18 July 2016 12:02  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

My Ref EN/12/03/1072

Dear [REDACTED]

Thanks.

Regards

[REDACTED]

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]

DX 115710 Southampton 17

---

**From:** [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
**Sent:** 18 July 2016 11:52  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

Good morning [REDACTED]

Many thanks for your email. Subject to my client's further instructions, attached please find a redline of the agreement and transfer for your review and consideration.

Also, I note that we have not yet received any CPSE replies from your office. Please do send those across at your earliest convenience.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED]  
**Sent:** 14 July 2016 15:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Former Council Depot Site Villers Road Shirley

My Ref EN/12/03/1072

Dear [REDACTED]

[REDACTED] has recently left the City Council and his files have been passed to me.

Can you please confirm that the contract is agreed and advise when you client expects to be in a position to exchange contracts?

I look forward to hearing from you.

Kind regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]

DX 115710 Southampton 17

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[REDACTED]

---

**From:** [REDACTED] blakemorgan.co.uk>  
**Sent:** 27 July 2016 11:46  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]  
**Attachments:** 91\_Standard\_Commercial\_Property\_Conditions\_(2).docx

Morning [REDACTED]

No worries. Please see attached.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

[REDACTED] ■ [REDACTED]  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED]  
**Sent:** 27 July 2016 09:22  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

My Ref EN/12/03/1072

Dear [REDACTED]

Can I please ask a favour?

I am not able to locate copy of the Standard Commercial Property Standard Conditions (2<sup>nd</sup> Edition) in the office.

Could you please email me a copy?

Many thanks.

Regards

[REDACTED]

---

**From:** [REDACTED] [blakemorgan.co.uk](http://blakemorgan.co.uk)  
**Sent:** 26 July 2016 16:10  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

Afternoon [REDACTED]

I have received further instructions and attach here now an amended draft contract for your review and consideration. Please note that the alteration to the Purchase Price clauses have been removed from the Schedule.

Are you able to provide me with your CPSE.1 replies yet?

Kind regards,

Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED] [\[REDACTED@southampton.gov.uk\]](mailto:[REDACTED@southampton.gov.uk])  
**Sent:** 18 July 2016 12:02  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

My Ref EN/12/03/1072

Dear [REDACTED]

Thanks.

Regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]

DX 115710 Southampton 17

---

**From:** [REDACTED] [\[REDACTED@blakemorgan.co.uk\]](mailto:[REDACTED@blakemorgan.co.uk])  
**Sent:** 18 July 2016 11:52  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

Good morning [REDACTED]

Many thanks for your email. Subject to my client's further instructions, attached please find a redline of the agreement and transfer for your review and consideration.

Also, I note that we have not yet received any CPSE replies from your office. Please do send those across at your earliest convenience.

Kind regards,



Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

**From:** [REDACTED] [southampton.gov.uk](mailto:[REDACTED@southampton.gov.uk])  
**Sent:** 14 July 2016 15:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Former Council Depot Site Villers Road Shirley

My Ref EN/12/03/1072

Dear Ms [REDACTED]

[REDACTED] has recently left the City Council and his files have been passed to me.

Can you please confirm that the contract is agreed and advise when you client expects to be in a position to exchange contracts?

I look forward to hearing from you.

Kind regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED@southampton.gov.uk])

DX 115710 Southampton 17

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A full list of our members is available at all our offices. The term "partner" refers to a member of Blake Morgan LLP.

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 27 July 2016 17:50  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38840910]

[REDACTED]

Just as a heads up, I will be on leave 29<sup>th</sup> July returning 8<sup>th</sup> August. Please copy in my colleague, [REDACTED] on your CPSE replies should you be in a position to revert to me on them (or the contract and transfer) before I return.

Many thanks.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED]@southampton.gov.uk]  
**Sent:** 26 July 2016 16:18  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

My Ref EN/12/03/1072

Dear [REDACTED]

Thank you for your email.

I will be working on the replies to CPSEs shortly.

Kind regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]@southampton.gov.uk

DX 115710 Southampton 17

---

**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 26 July 2016 16:10  
**To:** [REDACTED] <[REDACTED]@southampton.gov.uk>  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

Afternoon [REDACTED]

I have received further instructions and attach here now an amended draft contract for your review and consideration. Please note that the alteration to the Purchase Price clauses have been removed from the Schedule.

Are you able to provide me with your CPSE.1 replies yet?

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 18 July 2016 12:02  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

My Ref EN/12/03/1072

Dear [REDACTED]

Thanks.

Regards

[REDACTED]

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]@southampton.gov.uk

DX 115710 Southampton 17

---

**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 18 July 2016 11:52  
**To:** [REDACTED]@southampton.gov.uk>  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

Good morning [REDACTED]

Many thanks for your email. Subject to my client's further instructions, attached please find a redline of the agreement and transfer for your review and consideration.

Also, I note that we have not yet received any CPSE replies from your office. Please do send those across at your earliest convenience.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

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**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 14 July 2016 15:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Former Council Depot Site Villers Road Shirley

My Ref EN/12/03/1072

Dear [REDACTED]

[REDACTED] has recently left the City Council and his files have been passed to me.

Can you please confirm that the contract is agreed and advise when your client expects to be in a position to exchange contracts?

I look forward to hearing from you.

Kind regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]@southampton.gov.uk

DX 115710 Southampton 17

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A full list of our members is available at all our offices. The term "partner" refers to a member of Blake Morgan LLP.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 28 July 2016 13:17  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38840910]

Dear [REDACTED]

Have an enjoyable time.

I have sent replies to CPSEs to my instructing officer for comments.

I am away as well back in on the 8<sup>th</sup>.

Regards

[REDACTED]

---

**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 27 July 2016 17:50  
**To:** [REDACTED]@southampton.gov.uk>  
**Cc:** [REDACTED]@blakemorgan.co.uk>  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38840910]

[REDACTED]

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Many thanks.

Kind regards,

[REDACTED]

Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

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**From:** [REDACTED]@southampton.gov.uk]  
**Sent:** 26 July 2016 16:18  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

My Ref EN/12/03/1072

Dear [REDACTED]

Thank you for your email.

I will be working on the replies to CPSEs shortly.

Kind regards

[REDACTED]

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

DX 115710 Southampton 17

---

**From:** [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
**Sent:** 26 July 2016 16:10  
**To:** [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)>  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

Afternoon [REDACTED]

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Are you able to provide me with your CPSE.1 replies yet?

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



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**From:** [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)  
**Sent:** 18 July 2016 12:02  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

My Ref EN/12/03/1072

Dear [REDACTED]

Thanks.

Regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

DX 115710 Southampton 17

---

**From:** [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
**Sent:** 18 July 2016 11:52  
**To:** [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)>  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

Good morning [REDACTED]

Many thanks for your email. Subject to my client's further instructions, attached please find a redline of the agreement and transfer for your review and consideration.

Also, I note that we have not yet received any CPSE replies from your office. Please do send those across at your earliest convenience.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
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---

---

**From:** [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)  
**Sent:** 14 July 2016 15:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Former Council Depot Site Villers Road Shirley

My Ref EN/12/03/1072

Dear [REDACTED]

[REDACTED] has recently left the City Council and his files have been passed to me.

Can you please confirm that the contract is agreed and advise when your client expects to be in a position to exchange contracts?



I look forward to hearing from you.

Kind regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 18 July 2016 12:02  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

My Ref EN/12/03/1072

Dear [REDACTED]

Thanks.

Regards

[REDACTED]

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

DX 115710 Southampton 17

---

**From:** [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
**Sent:** 18 July 2016 11:52  
**To:** [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)>  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

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Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP

**From:** [REDACTED] [[mailto:\[REDACTED\]@southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)]  
**Sent:** 14 July 2016 15:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Former Council Depot Site Villers Road Shirley

My Ref EN/12/03/1072

Dear [REDACTED]

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Kind regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

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[REDACTED]

---

**From:** [REDACTED] blakemorgan.co.uk>  
**Sent:** 18 July 2016 11:52  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]  
**Attachments:** Shirley Depot - Draft Contract - BMv2 - 070716.DOC

Good morning [REDACTED]

Many thanks for your email. Subject to my client's further instructions, attached please find a redline of the agreement and transfer for your review and consideration.

Also, I note that we have not yet received any CPSE replies from your office. Please do send those across at your earliest convenience.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED] southampton.gov.uk]  
**Sent:** 14 July 2016 15:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Former Council Depot Site Villers Road Shirley

My Ref EN/12/03/1072

Dear [REDACTED]

[REDACTED] has recently left the City Council and his files have been passed to me.

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Kind regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

**DX 115710     Southampton 17**

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[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 26 July 2016 16:21  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

[REDACTED]

Thanks, much appreciated.

Additionally, my client has advised that your client is keen to have my client hoard the site once the property is vacant. I imagine this would be done post-exchange, correct? How would you like to handle this in the agreement? I will enquire with the HCC's solicitors on the same matter.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED] ■  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

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**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 26 July 2016 16:18  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

My Ref EN/12/03/1072

Dear [REDACTED]

Thank you for your email.

I will be working on the replies to CPSEs shortly.

Kind regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]@southampton.gov.uk

DX 115710 Southampton 17

---

**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 26 July 2016 16:10  
**To:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

Afternoon [REDACTED]

I have received further instructions and attach here now an amended draft contract for your review and consideration. Please note that the alteration to the Purchase Price clauses have been removed from the Schedule.

Are you able to provide me with your CPSE.1 replies yet?

Kind regards,

[REDACTED]  
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For and on behalf of Blake Morgan LLP



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**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 18 July 2016 12:02  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

My Ref EN/12/03/1072

Dear [REDACTED]

Thanks.

Regards

[REDACTED]

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]@southampton.gov.uk

DX 115710 Southampton 17

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**From:** [REDACTED] [[mailto:\[REDACTED\]@blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)]  
**Sent:** 18 July 2016 11:52  
**To:** [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)>  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

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**From:** [REDACTED] [[mailto:\[REDACTED\]@southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)]  
**Sent:** 14 July 2016 15:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Former Council Depot Site Villers Road Shirley

My Ref EN/12/03/1072

Dear [REDACTED]

[REDACTED] has recently left the City Council and his files have been passed to me.

Can you please confirm that the contract is agreed and advise when your client expects to be in a position to exchange contracts?

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Kind regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

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**From:** [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 05 September 2016 10:44  
**To:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [IWOV-Legal.FID38808391]  
[BMG-Legal.FID38808391]

Morning [REDACTED]

Back from leave now and just wondering if you have taken instructions yet and have an ETA on the documents? My client is keen to progress things.

I look forward to hearing from you soon.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 25 August 2016 19:35  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

Evening [REDACTED]

Sorry to chase. Are you able to revert to me on the documents and with instructions regarding your client's CPSE replies and the hoarding yet?

Please note that I will be on leave next week returning to the office on 5<sup>th</sup> September. If you are instructed in the meantime, can you please copy in my colleague, [REDACTED] who will deal in my absence.

Many thanks in advance.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 09 August 2016 18:34

**To:** [REDACTED]

**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

Evening [REDACTED]

I'm now back from leave and am wondering whether or not you have taken instructions on the hoarding issue, documents and CPSE replies? I look forward to hearing from you.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
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**From:** [REDACTED] [[mailto:\[REDACTED\]@blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)]

**Sent:** 27 July 2016 11:46

**To:** [REDACTED]

**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

Morning [REDACTED]

No worries. Please see attached.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

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**From:** [REDACTED] [[mailto:\[REDACTED\]@southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)]

**Sent:** 27 July 2016 09:22

**To:** [REDACTED]

**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

My Ref EN/12/03/1072

Dear [REDACTED]

Can I please ask a favour?

I am not able to locate copy of the Standard Commercial Property Standard Conditions (2<sup>nd</sup> Edition) in the office.

Could you please email me a copy?

Many thanks.

Regards

■

---

**From:** ■ [mailto:■@blakemorgan.co.uk]  
**Sent:** 26 July 2016 16:10  
**To:** ■ <■@southampton.gov.uk>  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38808391]

Afternoon ■

I have received further instructions and attach here now an amended draft contract for your review and consideration. Please note that the alteration to the Purchase Price clauses have been removed from the Schedule.

Are you able to provide me with your CPSE.1 replies yet?

Kind regards,

■  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

■ E ■@blakemorgan.co.uk  
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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

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**From:** ■ [mailto:■@southampton.gov.uk]  
**Sent:** 18 July 2016 12:02  
**To:** ■  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

My Ref EN/12/03/1072

Dear ■

Thanks.

Regards

■

■  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: ■

Email: ■@southampton.gov.uk

DX 115710 Southampton 17

---

**From:** [REDACTED] [[mailto:\[REDACTED\]@blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)]  
**Sent:** 18 July 2016 11:52  
**To:** [REDACTED] <[\[REDACTED\]@southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)>  
**Subject:** RE: Former Council Depot Site Villers Road Shirley [BMG-Legal.FID38856297]

Good morning [REDACTED]

Many thanks for your email. Subject to my client's further instructions, attached please find a redline of the agreement and transfer for your review and consideration.

Also, I note that we have not yet received any CPSE replies from your office. Please do send those across at your earliest convenience.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED] [[mailto:\[REDACTED\]@southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)]  
**Sent:** 14 July 2016 15:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Former Council Depot Site Villers Road Shirley

My Ref EN/12/03/1072

Dear [REDACTED]

[REDACTED] has recently left the City Council and his files have been passed to me.

Can you please confirm that the contract is agreed and advise when you client expects to be in a position to exchange contracts?

I look forward to hearing from you.

Kind regards

[REDACTED]  
Solicitor  
Legal and Democratic Services  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]@[southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

DX 115710 Southampton 17

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A full list of our members is available at all our offices. The term "partner" refers to a member of Blake Morgan LLP.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 October 2016 17:22  
**To:** [REDACTED]  
**Subject:** RE: Lidl - purchase of former Police Station and Shirley Depot [BMG-Legal.FID38805442]

[REDACTED] Thanks and you have a good weekend as well. [REDACTED]

---

**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 21 October 2016 17:20  
**To:** [REDACTED] <[REDACTED]@southampton.gov.uk>  
**Subject:** RE: Lidl - purchase of former Police Station and Shirley Depot [BMG-Legal.FID38805442]

Afternoon [REDACTED]

[REDACTED] is not answering his phone so it is unlikely we will be exchanging today. Have a good weekend with the cat. Speak to you on Monday.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

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---

**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 21 October 2016 15:56  
**To:** [REDACTED]  
**Subject:** RE: Lidl - purchase of former Police Station and Shirley Depot [BMG-Legal.FID38805442]

Dear Both,

If the money is not in the system SCC will exchange on the basis [REDACTED] undertakes to send it to the City as soon as possible after bank opening hours next Monday.

---

**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 21 October 2016 15:53  
**To:** [REDACTED]@hants.gov.uk>; [REDACTED]@southampton.gov.uk>  
**Subject:** RE: Lidl - purchase of former Police Station and Shirley Depot [BMG-Legal.FID38805442]

[REDACTED]

If your planned power outage will prevent you from viewing and confirming whether or not the funds have come in, would you be able to accept an undertaking from me on the basis that I hold the funds and will ensure the transmission of the deposit due following exchange?

My client has instructed me to exchange today.

Kind regards,

██████████  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: ██████████ ■ E: ██████████ [blakemorgan.co.uk](mailto:blakemorgan.co.uk)  
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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** ██████████  
**Sent:** 21 October 2016 15:47  
**To:** ██████████  
**Subject:** RE: Lidl - purchase of former Police Station and Shirley Depot [BMG-Legal.FID38805442]

Both,

The monies have just arrived and are now being arranged to be sent to your respective accounts. Please email once received and we can dial in and exchange.

Kind regards,

██████████  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP

---

**From:** ██████████  
**Sent:** 21 October 2016 12:15  
**To:** ██████████  
**Subject:** Lidl - purchase of former Police Station and Shirley Depot [BMG-Legal.FID38805442]

All,

I am now holding my client's executed part of the contract to purchase both the former Police Station and the Shirley Depot and have been given instructions to exchange. I am told that the deposit monies have been arranged to be with me today. Once in receipt, I will send to your respective accounts after we have made our final checks to verify your details.

I propose that we hold a teleconference call to effect simultaneous exchange. Please dial in to Blake Morgan at 08444 730 224 and use PIN: 511373. At present, can I propose we all dial in at 4pm to allow time for the transfer of monies/confirmation of receipt?

Kind regards,

██████████  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 01 February 2017 12:08  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Hi [REDACTED]

I will be holding the sealed TR1 in time for completion.

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-1072-000644/00530308

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**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 01 February 2017 12:06  
**To:** [REDACTED]@southampton.gov.uk>  
**Cc:** [REDACTED]@blakemorgan.co.uk>  
**Subject:** RE: Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Afternoon [REDACTED]

Many thanks for these. My client advises that I shall be put in funds on Monday. Will you have your part of the deed executed/sealed in readiness for the 7<sup>th</sup> Feb completion? As we will need to complete simultaneously with HCC for the police station, I will send out dial-in details for you to call in.

Kind regards,

[REDACTED]  
Senior Associate and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 01 February 2017 11:49  
**To:** [REDACTED]

**Cc:** [REDACTED]  
**Subject:** RE: Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Hi [REDACTED]

Further to my earlier email, please find attached copy bank account details.

I also attach a completion statement.

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-1072-000644/00530230

---

**From:** [REDACTED] [[mailto:\[REDACTED\]@blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)]  
**Sent:** 01 February 2017 08:47  
**To:** [REDACTED] <[\[REDACTED\]@southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)>  
**Cc:** [REDACTED] <[\[REDACTED\]@southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)>; [REDACTED] <[\[REDACTED\]@blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)>  
**Subject:** Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Morning [REDACTED]

In advance of the upcoming completion scheduled for 7<sup>th</sup> February, I would be grateful for a completion statement with your account details.

Additionally, attached please find an amended TR1 as I noticed that the formatting of it had it skewed to the right of the page and also that the execution block for my client was incorrect.

Once I am in funds and holding the executed transfer, I will let you know. If you could please also respond to my colleague [REDACTED] on the matter of the hoarding line acknowledgement, that would be most helpful.

Kind regards,

[REDACTED]  
Senior Associate and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED] [\[REDACTED\]@blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 01 February 2017 09:59  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Morning [REDACTED]

Thank you for the amended TR1 which I shall arranged to be sealed in readiness.

In relation to [REDACTED] email we are checking with [REDACTED] of Balfour Beatty but suspect they will advise that this can be dealt with by way of Licence.

Completion statement etc to follow.

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-1072-000644/00529918

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**From:** [REDACTED] blakemorgan.co.uk]  
**Sent:** 01 February 2017 08:47  
**To:** [REDACTED] southampton.gov.uk>  
**Cc:** [REDACTED] southampton.gov.uk>; [REDACTED] blakemorgan.co.uk>  
**Subject:** Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Morning [REDACTED]

In advance of the upcoming completion scheduled for 7<sup>th</sup> February, I would be grateful for a completion statement with your account details.

Additionally, attached please find an amended TR1 as I noticed that the formatting of it had it skewed to the right of the page and also that the execution block for my client was incorrect.

Once I am in funds and holding the executed transfer, I will let you know. If you could please also respond to my colleague [REDACTED] on the matter of the hoarding line acknowledgement, that would be most helpful.

Kind regards,

[REDACTED]  
Senior Associate and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
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[REDACTED]

---

**From:** [REDACTED] blakemorgan.co.uk>  
**Sent:** 06 February 2017 14:38  
**To:** [REDACTED]  
**Subject:** RE: Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391] [BMG-Legal.FID38808391]

Afternoon [REDACTED]

I am now holding an executed Transfer and have been put in funds. Please advise if you will be available for a teleconference call tomorrow at 11am. I need to confirm with HCC that they are likewise holding a sealed Transfer and will be available to complete tomorrow as well.

Once confirmed, I will send out teleconference details.

On a related but separate matter, are you able to let me know whether the issue relating to the hoarding line has been settled?

Kind regards,

[REDACTED]  
Senior Associate and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
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---

**From:** [REDACTED] southampton.gov.uk]  
**Sent:** 03 February 2017 11:50  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Morning [REDACTED]

Just a quick line to confirm that I am now holding a sealed Transfer in readiness for completion.

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-1072-000644/00532352

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**From:** [REDACTED] [\[REDACTED\]@blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
**Sent:** 01 February 2017 12:06  
**To:** [REDACTED] [\[REDACTED\]@southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)>  
**Cc:** [REDACTED] [\[REDACTED\]@blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)>  
**Subject:** RE: Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Afternoon [REDACTED]

Many thanks for these. My client advises that I shall be put in funds on Monday. Will you have your part of the deed executed/sealed in readiness for the 7<sup>th</sup> Feb completion? As we will need to complete simultaneously with HCC for the police station, I will send out dial-in details for you to call in.

Kind regards,

[REDACTED]  
Senior Associate and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED] [\[REDACTED\]@blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
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**From:** [REDACTED] [\[REDACTED\]@southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)  
**Sent:** 01 February 2017 11:49  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Hi [REDACTED]

Further to my earlier email, please find attached copy bank account details.

I also attach a completion statement.

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-1072-000644/00530230

---

**From:** [REDACTED] [\[REDACTED\]@blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
**Sent:** 01 February 2017 08:47



To: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)>  
Cc: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)>; [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)>  
Subject: Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Morning [REDACTED]

In advance of the upcoming completion scheduled for 7<sup>th</sup> February, I would be grateful for a completion statement with your account details.

Additionally, attached please find an amended TR1 as I noticed that the formatting of it had it skewed to the right of the page and also that the execution block for my client was incorrect.

Once I am in funds and holding the executed transfer, I will let you know. If you could please also respond to my colleague [REDACTED] on the matter of the hoarding line acknowledgement, that would be most helpful.

Kind regards,

[REDACTED]  
Senior Associate and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

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A full list of our members is available at all our offices. The term "partner" refers to a member of Blake Morgan LLP.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 03 February 2017 11:50  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Morning [REDACTED]

Just a quick line to confirm that I am now holding a sealed Transfer in readiness for completion.

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-1072-000644/00532352

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**From:** [REDACTED] blakemorgan.co.uk]  
**Sent:** 01 February 2017 12:06  
**To:** [REDACTED] southampton.gov.uk>  
**Cc:** [REDACTED] blakemorgan.co.uk>  
**Subject:** RE: Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Afternoon [REDACTED]

Many thanks for these. My client advises that I shall be put in funds on Monday. Will you have your part of the deed executed/sealed in readiness for the 7<sup>th</sup> Feb completion? As we will need to complete simultaneously with HCC for the police station, I will send out dial-in details for you to call in.

Kind regards,

[REDACTED]  
Senior Associate and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED] [[mailto:\[REDACTED\]@southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)]  
**Sent:** 01 February 2017 11:49  
**To:** [REDACTED]

**Cc:** [REDACTED]  
**Subject:** RE: Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Hi [REDACTED]

Further to my earlier email, please find attached copy bank account details.

I also attach a completion statement.

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-1072-000644/00530230

---

**From:** [REDACTED] [[mailto:\[REDACTED\]@blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)]  
**Sent:** 01 February 2017 08:47  
**To:** [REDACTED] <[\[REDACTED\]@southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)>  
**Cc:** [REDACTED] <[\[REDACTED\]@southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)>; [REDACTED] <[\[REDACTED\]@blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)>  
**Subject:** Lidl - Shirley Depot - upcoming completion [IWOV-Legal.FID38808391]

Morning [REDACTED]

In advance of the upcoming completion scheduled for 7<sup>th</sup> February, I would be grateful for a completion statement with your account details.

Additionally, attached please find an amended TR1 as I noticed that the formatting of it had it skewed to the right of the page and also that the execution block for my client was incorrect.

Once I am in funds and holding the executed transfer, I will let you know. If you could please also respond to my colleague [REDACTED] on the matter of the hoarding line acknowledgement, that would be most helpful.

Kind regards,

[REDACTED]  
Senior Associate and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED] [\[REDACTED\]@blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

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[REDACTED]

---

**From:** [REDACTED] blakemorgan.co.uk>  
**Sent:** 11 October 2016 16:20  
**To:** [REDACTED]  
**Subject:** RE: Lidl - Villiers Road site [BMG-Legal.FID38856297]

[REDACTED]

Thank you for your email. Please re-issue with the lease plan appended following page 1 of the contract and also following page 15 in respect of the transfer deed.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] E: [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 11 October 2016 16:16  
**To:** [REDACTED]  
**Subject:** Lidl - Villiers Road site

[REDACTED]

Please find attached an engrossment of the contract.

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 07 February 2017 12:08  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Shirley - completion dial-in [BMG-Legal.FID38805442]

Dear [REDACTED]

Waiting to be told that the money is in the account.

Regards,

[REDACTED] Solicitor

Southampton & Fareham Legal Services Partnership Southampton City Council Civic Centre,  
Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-1072-000644/00534222

From: [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
Sent: 07 February 2017 12:01  
To: [REDACTED] <[REDACTED]@hants.gov.uk>; [REDACTED]  
<[REDACTED]@southampton.gov.uk>  
Subject: RE: Shirley - completion dial-in [BMG-Legal.FID38805442]

Thanks for confirming [REDACTED]

[REDACTED] – are you in receipt yet?

If 12pm is not suitable, perhaps 3 or 3:30pm? I have a meeting outside of the office scheduled at 1pm so have to leave about 12:30.

Kind regards,

[REDACTED]

Senior Associate and Attorney-at-Law

For and on behalf of Blake Morgan LLP

DDI: [REDACTED] \* E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG \* T: +44 (0) 23 8090 8090 \*  
DX 155850 Eastleigh 7 \* www.blakemorgan.co.uk

From: [REDACTED] [mailto:[REDACTED]@hants.gov.uk]  
Sent: 07 February 2017 11:43  
To: [REDACTED]  
Subject: RE: Shirley - completion dial-in [BMG-Legal.FID38805442]

[REDACTED]

Completion monies received.

I await hearing from you when you are ready to complete but could we make the phone call 12.45 onwards please.

Many thanks.

[REDACTED]

[REDACTED]  
Senior Solicitor (Commercial Property)  
For Head of Law and Governance

and Monitoring Officer  
Corporate Services  
Hampshire County Council

The Castle Winchester Hampshire SO23 8UJ DX Winchester 2510 Tel [REDACTED] Fax 01962 844024  
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From: [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
Sent: 07 February 2017 10:59  
To: [REDACTED]  
Subject: Shirley - completion dial-in [BMG-Legal.FID38805442]

Dear Both,

Once you have both confirmed receipt of your respective completion monies, please do let me know. I will schedule a teleconference call for the 3 of us to effect simultaneous completion of both sites for 12pm. If I should hear from the both of you that funds are in sooner, we can jump on the line earlier than noon, subject to your schedules of course.

Please dial into Blake Morgan conference line: 08444 730 224

Please use PIN: 511373

I look forward to speaking with you both very shortly.

Kind regards,

[REDACTED]

Senior Associate and Attorney-at-Law

For and on behalf of Blake Morgan LLP

DDI: [REDACTED] \* E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG \* T: +44 (0) 23 8090 8090 \*  
DX 155850 Eastleigh 7 \* www.blakemorgan.co.uk

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 07 February 2017 13:22  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Shirley - completion dial-in [BMG-Legal.FID38805442]

Dear Both,

Money received.

Regards,

[REDACTED] Solicitor

Southampton & Fareham Legal Services Partnership Southampton City Council Civic Centre,  
Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-1072-000644/00534345

**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 07 February 2017 12:01  
**To:** [REDACTED] <[REDACTED]@hants.gov.uk>; [REDACTED]  
<[REDACTED]@southampton.gov.uk>  
**Subject:** RE: Shirley - completion dial-in [BMG-Legal.FID38805442]

Thanks for confirming [REDACTED]

[REDACTED] – are you in receipt yet?

If 12pm is not suitable, perhaps 3 or 3:30pm? I have a meeting outside of the office scheduled at 1pm so have to leave about 12:30.

Kind regards,

██████████

Senior Associate and Attorney-at-Law

For and on behalf of Blake Morgan LLP

DDI: ██████████ \* E: ██████████@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG \* T: +44 (0) 23 8090 8090 \*  
DX 155850 Eastleigh 7 \* www.blakemorgan.co.uk

From: ██████████ [mailto:██████████@hants.gov.uk]  
Sent: 07 February 2017 11:43  
To: ██████████ ██████████ ██████████  
Subject: RE: Shirley - completion dial-in [BMG-Legal.FID38805442]

██████████

Completion monies received.

I await hearing from you when you are ready to complete but could we make the phone call 12.45 onwards please.

Many thanks.

██████████

██████████  
Senior Solicitor (Commercial Property)  
For Head of Law and Governance

and Monitoring Officer  
Corporate Services  
Hampshire County Council  
The Castle Winchester Hampshire SO23 8UJ DX Winchester 2510 Tel ██████████ Fax 01962 844024  
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From: ██████████ [mailto:██████████@blakemorgan.co.uk]

Sent: 07 February 2017 10:59

To: [REDACTED]

Subject: Shirley - completion dial-in [BMG-Legal.FID38805442]

Dear Both,

Once you have both confirmed receipt of your respective completion monies, please do let me know. I will schedule a teleconference call for the 3 of us to effect simultaneous completion of both sites for 12pm. If I should hear from the both of you that funds are in sooner, we can jump on the line earlier than noon, subject to your schedules of course.

Please dial into Blake Morgan conference line: 08444 730 224

Please use PIN: 511373

I look forward to speaking with you both very shortly.

Kind regards,

[REDACTED]

Senior Associate and Attorney-at-Law

For and on behalf of Blake Morgan LLP

DDI: [REDACTED] \* E: [REDACTED]@blakemorgan.co.uk

New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG \* T: +44 (0) 23 8090 8090 \*  
DX 155850 Eastleigh 7 \* www.blakemorgan.co.uk

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**From:** Dodds, [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 31 January 2017 17:03  
**To:** [REDACTED]  
**Subject:** RE: Shirley Depot and Police Station, 390 Shirely Road, Southampton [BMG-Legal.FID38918927]

Many thanks [REDACTED]

Kind regards

[REDACTED]  
Paralegal  
For and on behalf of Blake Morgan LLP



DDI: 023 8085 7486 ■ F: 0844 620 3401 ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 31 January 2017 16:47  
**To:** Dodds, [REDACTED] Cowan, Wendy  
**Cc:** [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] Cowan, Wendy  
**Subject:** RE: Shirley Depot and Police Station, 390 Shirely Road, Southampton [BMG-Legal.FID38918927]

Dear [REDACTED]

I forwarded your original email to [REDACTED] [REDACTED] for instruction shortly after it came in and asked that he liaise with [REDACTED] etc

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-1072-000644/00529692

---

**From:** Dodds, [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 31 January 2017 16:37  
**To:** [REDACTED] [REDACTED] <[REDACTED]@southampton.gov.uk>; Cowan, Wendy <[Wendy.Cowan@southampton.gov.uk](mailto:Wendy.Cowan@southampton.gov.uk)>  
**Cc:** [REDACTED] [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Subject:** FW: Shirley Depot and Police Station, 390 Shirely Road, Southampton [BMG-Legal.FID38918927]

[REDACTED] Wendy

Are either of you able to deal with the below query in [REDACTED] absence?

You will note from my email that the timing is relatively urgent as my client needs to approve the hoarding licence by the end of the week.

Kind regards

[REDACTED]  
Paralegal  
For and on behalf of Blake Morgan LLP



DDI: 023 8085 7486 ■ F: 0844 620 3401 ■ E: [REDACTED] [blakemorgan.co.uk](mailto:[REDACTED]@blakemorgan.co.uk)  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

**From:** Dodds, [REDACTED]  
**Sent:** 31 January 2017 13:44  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Shirley Depot and Police Station, 390 Shirely Road, Southampton [BMG-Legal.FID38918927]

Dear [REDACTED]

I am assisting [REDACTED] with this matter. I believe you are now dealing with this from the Council's end after [REDACTED] locum ended.

As you are aware our client is purchasing the former police station from The Police and Crime Commissioner for the Hampshire Police Area, in addition to the depot. The hoarding is due to be erected next week along the edge of the police station property which directly abuts Shirley Road, a highway that has been publically adopted by Southampton City Council.

For the sake of completeness our client would be grateful if the Council could provide an acknowledgement that Lidl will be erecting the hoarding along the edge of the police station property. I have prepared some suggested wording in which this acknowledgement may be given.

Dear XXXXX

*We, Southampton City Council, acknowledge that Lidl (U.K.) GmbH ("**Lidl**") are purchasing all the land contained in title numbers HP675927 and HP782600 pursuant to a contract dated 24 October 2016 between (1) The Police and Crime Commissioner for the Hampshire Police Area and (2) Lidl.*

*We acknowledge that Lidl will be placing their hoarding line on the redline shown on the title plans attached which directly abuts Shirley Road, a highway publically adopted by us.*

*Yours sincerely*

XXXXXX

Please let me know if the above wording is accepted and provide the written acknowledgment. Our client needs to approve the hoarding licence by the end of this week so your timely response would be much appreciated.

I look forward to hearing from you.

Kind regards

[REDACTED]  
Paralegal  
For and on behalf of Blake Morgan LLP

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[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 24 October 2016 11:30  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Site At Villiers Road [BMG-Legal.FID38805441]

Thank you [REDACTED]

[REDACTED] - [REDACTED] and I will call you after his earlier meeting has concluded. In the meantime, please can you confirm that you have substituted the cover and first pages per my 17<sup>th</sup> Oct EM to you regarding the same?

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 24 October 2016 11:19  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Site At Villiers Road [BMG-Legal.FID38805442]

[REDACTED]

Thank you for your email – I confirm that we are in receipt of deposit monies.

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-000644/00458929

---

**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 24 October 2016 11:05  
**To:** [REDACTED] <[REDACTED]@hants.gov.uk>; [REDACTED]  
<[REDACTED]@southampton.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@southampton.gov.uk>  
Subject: RE: Site At Villiers Road [BMG-Legal.FID38805442]

[REDACTED] – many thanks.

[REDACTED] – whilst [REDACTED] is in his meeting here with my colleague, please will you be able to confirm when monies have been received on your end?

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

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From: [REDACTED] [REDACTED] [[mailto:\[REDACTED\]@hants.gov.uk](mailto:[REDACTED]@hants.gov.uk)]  
Sent: 24 October 2016 10:56  
To: [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
Subject: RE: Site At Villiers Road

[REDACTED]  
We have now received the deposit monies.  
Please telephone me when you are ready to exchange.  
Kind Regards

[REDACTED]  
Senior Solicitor (Commercial Property)  
For Head of Law and Governance  
and Monitoring Officer  
Corporate Services  
Hampshire County Council  
The Castle Winchester Hampshire SO23 8UJ  
DX Winchester 2510  
Tel [REDACTED] Fax 01962 844024  
E-mail [REDACTED]@hants.gov.uk

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From: [REDACTED] [REDACTED] [[mailto:\[REDACTED\]@southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)]  
Sent: 24 October 2016 09:15  
To: [REDACTED] [REDACTED]  
Cc: [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
Subject: Site At Villiers Road

My Ref EN12/03/1072

Dear [REDACTED]

From 11.00am this morning I will be at your firm's office, seeing [REDACTED]

I will leave the file with my colleague, [REDACTED] [REDACTED] to deal with exchange.

[REDACTED] is on [REDACTED]

Regards

[REDACTED]

[REDACTED]

Solicitor  
Southampton and Fareham Legal Services Partnership  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

DX 115710 Southampton 17

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[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 24 October 2016 13:38  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: Site At Villiers Road [BMG-Legal.FID38805441]

[REDACTED] and I are trying to reach you but cannot seem to get through. Please can you call us at 02380 857404? Many thanks.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and in behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

On 24 Oct 2016, at 11:30, [REDACTED] <[REDACTED]@blakemorgan.co.uk> wrote:

Thank you [REDACTED]

[REDACTED] - [REDACTED] and I will call you after his earlier meeting has concluded. In the meantime, please can you confirm that you have substituted the cover and first pages per my 17<sup>th</sup> Oct EM to you regarding the same?

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP

---

**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 24 October 2016 11:19  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Site At Villiers Road [BMG-Legal.FID38805442]

[REDACTED]

Thank you for your email – I confirm that we are in receipt of deposit monies.

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-000644/00458929

---

**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 24 October 2016 11:05  
**To:** [REDACTED] [REDACTED] <[REDACTED]@hants.gov.uk>; [REDACTED] [REDACTED]  
<[REDACTED]@southampton.gov.uk>  
**Cc:** [REDACTED] [REDACTED] <[REDACTED]@southampton.gov.uk>  
**Subject:** RE: Site At Villiers Road [BMG-Legal.FID38805442]

[REDACTED] – many thanks.

[REDACTED] – whilst [REDACTED] is in his meeting here with my colleague, please will you be able to confirm when monies have been received on your end?

Kind regards,

[REDACTED] [REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP

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<image001.jpg> DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
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**From:** [REDACTED] [mailto:[REDACTED]@hants.gov.uk]  
**Sent:** 24 October 2016 10:56  
**To:** [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
**Subject:** RE: Site At Villiers Road

[REDACTED] [REDACTED]  
We have now received the deposit monies.  
Please telephone me when you are ready to exchange.  
Kind Regards

[REDACTED]  
Senior Solicitor (Commercial Property)  
For Head of Law and Governance  
and Monitoring Officer  
Corporate Services  
Hampshire County Council  
The Castle Winchester Hampshire SO23 8UJ  
DX Winchester 2510  
Tel [REDACTED] Fax 01962 844024  
E-mail [REDACTED]@hants.gov.uk

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**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 24 October 2016 09:15

**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Site At Villiers Road

My Ref EN12/03/1072

Dear [REDACTED]

From 11.00am this morning I will be at your firm's office, seeing [REDACTED]

I will leave the file with my colleague, [REDACTED] to deal with exchange.

[REDACTED] is on [REDACTED]

Regards

[REDACTED]

[REDACTED]

Solicitor  
Southampton and Fareham Legal Services Partnership  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

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[REDACTED]

---

**From:** [REDACTED] [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 24 October 2016 11:05  
**To:** [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
**Cc:** [REDACTED] [REDACTED]  
**Subject:** RE: Site At Villiers Road [BMG-Legal.FID38805442]

[REDACTED] – many thanks.

[REDACTED] – whilst [REDACTED] is in his meeting here with my colleague, please will you be able to confirm when monies have been received on your end?

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



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---

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**From:** [REDACTED] [REDACTED] [mailto:[REDACTED]@hants.gov.uk]  
**Sent:** 24 October 2016 10:56  
**To:** [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
**Subject:** RE: Site At Villiers Road

[REDACTED]  
We have now received the deposit monies.  
Please telephone me when you are ready to exchange.  
Kind Regards

[REDACTED]  
Senior Solicitor (Commercial Property)  
For Head of Law and Governance  
and Monitoring Officer  
Corporate Services  
Hampshire County Council  
The Castle Winchester Hampshire SO23 8UJ  
DX Winchester 2510  
Tel [REDACTED] Fax 01962 844024  
E-mail [REDACTED]@hants.gov.uk

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**From:** [REDACTED] [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 24 October 2016 09:15  
**To:** [REDACTED] [REDACTED]  
**Cc:** [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
**Subject:** Site At Villiers Road

My Ref EN12/03/1072

Dear [REDACTED]

From 11.00am this morning I will be at your firm's office, seeing [REDACTED]

I will leave the file with my colleague, [REDACTED] [REDACTED] to deal with exchange.

[REDACTED] is on [REDACTED]

Regards

[REDACTED]

[REDACTED]

Solicitor

Southampton and Fareham Legal Services Partnership  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

DX 115710 Southampton 17

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 24 October 2016 10:08  
**To:** [REDACTED]  
**Subject:** RE: Site At Villiers Road [BMG-Legal.FID38808391]

[REDACTED]

Yes no problem.

See you later.

Regards,

[REDACTED]  
[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-000644/00458815

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**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 24 October 2016 10:03  
**To:** [REDACTED] <[REDACTED]@southampton.gov.uk>  
**Subject:** RE: Site At Villiers Road [BMG-Legal.FID38808391]

Morning [REDACTED]

I've just spoken to Ian. We discussed my meeting up with you after your meeting with him so that you and I could then call [REDACTED] together to exchange. Would that work for you?

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP

**BLAKE**  
**MORGAN**

---

DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 24 October 2016 09:15  
**To:** [REDACTED]  
**Cc:** [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
**Subject:** Site At Villiers Road

My Ref EN12/03/1072

Dear [REDACTED]

From 11.00am this morning I will be at your firm's office, seeing [REDACTED]

I will leave the file with my colleague, [REDACTED] [REDACTED] to deal with exchange.

[REDACTED] is on [REDACTED]

Regards

[REDACTED]

[REDACTED]

Solicitor  
Southampton and Fareham Legal Services Partnership  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]@southampton.gov.uk

DX 115710 Southampton 17

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**From:** [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 06 October 2016 17:48  
**To:** [REDACTED]  
**Subject:** RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38856297]  
**Attachments:** Shirley Depot - Draft Contract - BMv4 - 061016.DOC; Licence for Hoarding (SCC) - BMv2 - 061016.DOC; Shirley Depot - Draft Contract - FINAL - 061016.DOC; Licence for Hoarding (SCC) - FINAL - 061016.DOC; V3684 Depot and Police Station Plan.PDF

Afternoon [REDACTED]

Further to our conversation earlier today, I have taken instructions on your request to modify clause 5.1.2 to which my client has agreed. Please note too, that clause 5.1.3 has been modified to refer to your client not "nominating" as opposed to "designating" any buildings on the site to be listed. As we discussed, this is a non-negotiable point from my client's perspective. Accordingly, a covenant in respect of this must also remain in the TR1. On the subject of the TR1, as we discussed, I have added some wording which I hope will be uncontroversial and which have been agreed by PCC in their TR1.

Attached are redlines to the Contract showing some minor formatting/numbering changes along with the above amendments, redlines to the transfer and one minor redline to the hoarding licence so that it mirrors the hoarding licence for the former Police Station site. Per your request, I have also attached clean versions of each and upon your confirmation that these last redlines are agreed, I will issue an electronic engrossment to my client for execution.

As I mentioned, my client's governance process requires some reporting on my part and internal reporting on my client's part thereafter before the contract can be executed. This will take approx. 2 weeks from the date the engrossment is issued. Finally, I would be grateful in the interim for an exchange/deposit statement so that I can ensure that I am put in funds in readiness for exchange.

Many thanks for your assistance and I look forward to hearing from you.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

**From:** [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 05 October 2016 17:22  
**To:** [REDACTED]  
**Subject:** RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38808391]

Afternoon [REDACTED]

My client is keen to know the status of the agreement and licence with SCC as we have now agreed the form of both for the Police Station site. I would be grateful for your update soon.

Kind regards,

██████████  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: ██████████ E: ██████████ [blakemorgan.co.uk](mailto:██████████@blakemorgan.co.uk)  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** ██████████ [mailto:██████████@southampton.gov.uk]  
**Sent:** 29 September 2016 16:15  
**To:** ██████████  
**Subject:** RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38808391]

My Ref EN12/03/1047

Dear ██████████

Thank you for your email.

Due to work pressures I hope to get back to you either tomorrow or Monday.

In principle SCC has no issue with the hoarding agreement.

Regards,

██████████  
██████████ Solicitor  
Southampton & Fareham Legal Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: ██████████

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006781-EN12-03/00442538

---

**From:** ██████████ [mailto:██████████@blakemorgan.co.uk]  
**Sent:** 28 September 2016 18:19  
**To:** ██████████ <██████████@southampton.gov.uk>  
**Subject:** RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38808391]

Evening ██████████

Sorry to chase but am wondering when you might be able to come back to me on the remaining issues on the contract? As the hoarding is something your client had requested of mine, then if we need to set the licence aside to focus on the contract, so be it. We can always deal with the hoarding licence after we exchange the contract.

I look forward to hearing from you.

Kind regards,

██████████  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: ██████████ ■ E: ██████████ [blakemorgan.co.uk](mailto:██████████@blakemorgan.co.uk)  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** ██████████ [mailto:██████████@blakemorgan.co.uk]  
**Sent:** 23 September 2016 12:38  
**To:** ██████████  
**Subject:** RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38856297]

Afternoon ██████████

Further to my note below of 20<sup>th</sup> Sept, attached please find a draft hoarding licence for your review and consideration.

I look forward to hearing from you in respect of the remaining points on the contract.

Kind regards,

██████████  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: ██████████ ■ E: ██████████ [blakemorgan.co.uk](mailto:██████████@blakemorgan.co.uk)  
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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** ██████████ [mailto:██████████@blakemorgan.co.uk]  
**Sent:** 20 September 2016 12:08  
**To:** ██████████  
**Subject:** RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38856297]

Morning ██████████

Many thanks for your below EMs. Please see my comments below in **red**. Am I to understand that aside from the below points raised, all other redlines in the draft contract which I sent to you on 26<sup>th</sup> July are agreed?

Additionally, in relation to the hoarding issue, please note that a hoarding licence will need to be agreed and appended to the contract. I am taking some final instructions from my client on this point but will deliver a draft to you for your review shortly. Meantime, the additional wording to be added to the contract in respect of this hoarding are as follows:

1. Insert in the defined terms at clause 1.1 a new defined term for "Hoarding Licence: the licence which will authorise the Buyer to erect hoarding at the Property in the form of the draft annexed to this Contract"
2. Insert new clauses 22 "Hoarding Licence"
  1. 22.1 At any time following the date of this Contract and prior to the Completion Date, the Buyer shall be entitled (but not obliged) to erect or procure the erection of hoarding at the Property upon the terms and conditions contained in the Hoarding Licence annexed hereto.

2. 22.2 Within ten (10) Working Days of the Buyer's notice to the Seller of its intent to erect or procure the erection of hoarding at the Property, the Seller will grant to the Buyer and the Buyer will accept from the Seller the Hoarding Licence."

Kind regards,

██████████  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

**From:** ██████████ [mailto:██████████@southampton.gov.uk]  
**Sent:** 15 September 2016 16:14  
**To:** ██████████  
**Cc:** ██████████  
**Subject:** FW: Site at Villiers Road Shirley Subject to Formal Agreement

My Ref EN12/03/1072

Dear ██████████

Following on from my email.

Proposed Schedule 1 needs to be deleted in its entirety. It is not relevant and not in the Hants CC contract. **[BM: Schedule 1 is relevant insofar as it sets out the defined terms in respect of the surveys condition and the Buyer's requirements to notify the Seller in respect of the same. I'm not sure what the HCC have shared with you, but the contract which I am presently negotiating with HCC is not yet agreed. My client has instructed that Schedule 1 must be included in the HCC contract and similarly, it must also be present in the SCC contract.]**

Regards,

██████████  
Solicitor  
Southampton & Fareham Legal Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: ██████████

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EN12-03-000644/00432488

---

**From:** ██████████  
**Sent:** 15 September 2016 15:44  
**To:** ██████████ <██████████@blakemorgan.co.uk>

Cc: [REDACTED] <[REDACTED]@capita.co.uk>

Subject: Site at Villiers Road Shirley Subject to Formal Agreement

My Ref EN12/03/1072

Dear [REDACTED]

I have the following observations on the draft contract:

1. The City Council requires a 10% deposit to be paid. If the deposit is returned the City Council will not be paying over any interest that may have been earned. **[BM: Please note that the HOTs provide that the deposit will be 5%. This is the same level of deposit agreed with HCC.]**
2. Clause 5.1.1 Lidl have agreed direct with the City 3 months. The survey work has started. **[BM: Again, the HOTs provide for the surveys to be carried out within 3 months of the date of the contract and that notice would be provided within 4 months of the contract as to whether or not the surveys were satisfactory. Despite that this 4 month timeframe was agreed in the HOTs, my client has now instructed that he will agree to reduce the notice period in clause 5.1.1 to 3 months.]**
3. Clause 5.1.3 the City Council does not deal with "designating" buildings for Listing. This is done by English Heritage who investigate then make recommendations to the minister. **[BM: I take your point on "designation." However, will your client agree not to "nominate" any buildings presently on site to be listed?]**
4. Original clause 7.1 the City Council will not agree its deletion. It must remain. **[BM: Please note that the condition precedent for the HCC contract becoming unconditional had already been inserted in clause 5.1.2 and so would have been duplicative to re-state it at clause 7.1]**
5. Schedule 1 Lidl have confirmed to the City Council that the price reduction mechanism, clause 7, is to be deleted. **[BM: Agreed, para 7 of Schedule 1 was deleted in the amended draft contract which I sent to you on 26<sup>th</sup> July; however, the remainder of Schedule 1 will need to remain excluding para 1.5 in respect of the Survey Estimate defined term which can be deleted given the deletion of para 7.]**

Kind regards

[REDACTED]

[REDACTED]

Solicitor

Southampton and Fareham Legal Services Partnership  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED]@southampton.gov.uk

DX 115710 Southampton 17

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A full list of our members is available at all our offices. The term "partner" refers to a member of Blake Morgan LLP.



**From:** [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 20 September 2016 12:08  
**To:** [REDACTED]  
**Subject:** RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38856297]

Morning [REDACTED]

Many thanks for your below EMs. Please see my comments below in **red**. Am I to understand that aside from the below points raised, all other redlines in the draft contract which I sent to you on 26<sup>th</sup> July are agreed?

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Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 15 September 2016 16:14  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Site at Villiers Road Shirley Subject to Formal Agreement

My Ref EN12/03/1072

Dear [REDACTED]

Following on from my email.

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**sure what the HCC have shared with you, but the contract which I am presently negotiating with HCC is not yet agreed. My client has instructed that Schedule 1 must be included in the HCC contract and similarly, it must also be present in the SCC contract.]**

Regards,

[REDACTED]  
[REDACTED] Solicitor  
Southampton & Fareham Legal Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-000644/00432488

---

**From:** [REDACTED]  
**Sent:** 15 September 2016 15:44  
**To:** [REDACTED] <[REDACTED][blakemorgan.co.uk](mailto:blakemorgan.co.uk)>  
**Cc:** [REDACTED] <[REDACTED][capita.co.uk](mailto:capita.co.uk)>  
**Subject:** Site at Villiers Road Shirley Subject to Formal Agreement

My Ref EN12/03/1072

Dear [REDACTED]

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**excluding para 1.5 in respect of the Survey Estimate defined term which can be deleted given the deletion of para 7.]**

Kind regards

[REDACTED]

[REDACTED]

Solicitor  
Southampton and Fareham Legal Services Partnership  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

DX 115710     Southampton 17

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A full list of our members is available at all our offices. The term "partner" refers to a member of Blake Morgan LLP.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 10 October 2016 12:41  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38856297]

My Ref ENQ12/03/1072

Dear [REDACTED]

Thanks.

SCC would like added to clause 5.1.1

!! and if the Buyer notifies the Seller that the Surveys are not satisfactory then the Seller can serve notice pursuant to clause 5.2¶ .

Otherwise the changes are acceptable.

Regards,

[REDACTED]

[REDACTED] Solicitor

Southampton & Fareham Legal Partnership

Southampton City Council

Civic Centre, Southampton, SO14 7LY

DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-000644/00449890

From: [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
Sent: 10 October 2016 11:46  
To: [REDACTED] <[REDACTED]@southampton.gov.uk>  
Subject: RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38856297]

Morning [REDACTED]

Per my note below, I would be grateful for your confirmation that the final redlines which I sent through on 6th Oct are agreed. I would like to issue engrossments to you/my client today if at all possible.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law

For and on behalf of Blake Morgan LLP

DDI: [REDACTED] \* E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG \* T: +44 (0) 23 8090 8090 \*  
DX 155850 Eastleigh 7 \* www.blakemorgan.co.uk

From: [REDACTED]  
Sent: 06 October 2016 17:48  
To: [REDACTED]  
Subject: RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38856297]

Afternoon [REDACTED]

Further to our conversation earlier today, I have taken instructions on your request to modify clause 5.1.2 to which my client has agreed. Please note too, that clause 5.1.3 has been modified to refer to your client not "nominating" as opposed to "designating" any buildings on the site to be listed. As we discussed, this is a non-negotiable point from my client's perspective. Accordingly, a covenant in respect of this must also remain in the TR1. On the subject of the TR1, as we discussed, I have added some wording which I hope will be uncontroversial and which have been agreed by PCC in their TR1.

Attached are redlines to the Contract showing some minor formatting/numbering changes along with the above amendments, redlines to the transfer and one minor redline to the hoarding licence so that it mirrors the hoarding licence for the former Police Station site. Per your request, I have also attached clean versions of each and upon your confirmation that these last redlines are agreed, I will issue an electronic engrossment to my client for execution.

As I mentioned, my client's governance process requires some reporting on my part and internal reporting on my client's part thereafter before the contract can be executed. This will take approx. 2 weeks from the date the engrossment is issued. Finally, I would be grateful in the interim for an exchange/deposit statement so that I can ensure that I am put in funds in readiness for exchange.

Many thanks for your assistance and I look forward to hearing from you.

Kind regards,

[REDACTED]

Senior Solicitor and Attorney-at-Law

For and on behalf of Blake Morgan LLP

From: [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]

Sent: 05 October 2016 17:22

To: [REDACTED]

Subject: RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38808391]

Afternoon [REDACTED]

My client is keen to know the status of the agreement and licence with SCC as we have now agreed the form of both for the Police Station site. I would be grateful for your update soon.

Kind regards,

■■■■■ ■■■■

Senior Solicitor and Attorney-at-Law

For and on behalf of Blake Morgan LLP

DDI: ■■■■■ \* E: ■■■■■ blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG \* T: +44 (0) 23 8090 8090 \*  
DX 155850 Eastleigh 7 \* www.blakemorgan.co.uk

From: ■■■■■ ■■■■ [mailto:■■■■■ southampton.gov.uk]  
Sent: 29 September 2016 16:15  
To: ■■■■ ■■■■  
Subject: RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38808391]

My Ref EN12/03/1047

Dear ■■■■■

Thank you for your email.

Due to work pressures I hope to get back to you either tomorrow or Monday.

In principle SCC has no issue with the hoarding agreement.

Regards,

■■■■■

■■■■■ Solicitor

Southampton & Fareham Legal Partnership

Southampton City Council

Civic Centre, Southampton, SO14 7LY

DX115710 Southampton 17

Tel: [REDACTED]

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006781-EN12-03/00442538

From: [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]

Sent: 28 September 2016 18:19

To: [REDACTED] <[REDACTED]@southampton.gov.uk>

Subject: RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38808391]

Evening [REDACTED]

Sorry to chase but am wondering when you might be able to come back to me on the remaining issues on the contract? As the hoarding is something your client had requested of mine, then if we need to set the licence aside to focus on the contract, so be it. We can always deal with the hoarding licence after we exchange the contract.

I look forward to hearing from you.

Kind regards,

[REDACTED]

Senior Solicitor and Attorney-at-Law



For and on behalf of Blake Morgan LLP

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From: [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
Sent: 23 September 2016 12:38  
To: [REDACTED]  
Subject: RE: Site at Villiers Road Shirley Subject to Formal Agreement [BMG-Legal.FID38856297]

Afternoon [REDACTED]

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Kind regards,

[REDACTED]

Senior Solicitor and Attorney-at-Law

For and on behalf of Blake Morgan LLP

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DX 155850 Eastleigh 7 \* www.blakemorgan.co.uk

From: [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
Sent: 20 September 2016 12:08  
To: [REDACTED]

Morning [REDACTED]

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Additionally, in relation to the hoarding issue, please note that a hoarding licence will need to be agreed and appended to the contract. I am taking some final instructions from my client on this point but will deliver a draft to you for your review shortly. Meantime, the additional wording to be added to the contract in respect of this hoarding are as follows:

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  1. 22.1 At any time following the date of this Contract and prior to the Completion Date, the Buyer shall be entitled (but not obliged) to erect or procure the erection of hoarding at the Property upon the terms and conditions contained in the Hoarding Licence annexed hereto.
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Kind regards,

[REDACTED]  
[REDACTED]  
Senior Solicitor and Attorney-at-Law

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DX 155850 Eastleigh 7 \* www.blakemorgan.co.uk

From: [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
Sent: 15 September 2016 16:14  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: FW: Site at Villiers Road Shirley Subject to Formal Agreement

My Ref EN12/03/1072

Dear [REDACTED]

Following on from my email.

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Regards,

[REDACTED]

[REDACTED] Solicitor

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DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-000644/00432488

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Sent: 15 September 2016 15:44

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Cc: [REDACTED] <[REDACTED]@capita.co.uk>

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My Ref EN12/03/1072

Dear [REDACTED]

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1. The City Council requires a 10% deposit to be paid. If the deposit is returned the City Council will not be paying over any interest that may have been earned. [BM: Please note that the HOTs provide that the deposit will be 5%. This is the same level of deposit agreed with HCC.]
2. Clause 5.1.1 Lidl have agreed direct with the City 3 months. The survey work has started. [BM: Again, the HOTs provide for the surveys to be carried out within 3 months of the date of the contract and that notice would be provided within 4 months of the contract as to whether or not the surveys were satisfactory. Despite that this 4 month timeframe was agreed in the HOTs, my client has now instructed that he will agree to reduce the notice period in clause 5.1.1 to 3 months.]
3. Clause 5.1.3 the City Council does not deal with !! designating buildings for Listing. This is done by English Heritage who investigate then make recommendations to the minister. [BM: I take your point on "designation." However, will your client agree not to "nominate" any buildings presently on site to be listed?]
4. Original clause 7.1 the City Council will not agree its deletion. It must remain. [BM: Please note that the condition precedent for the HCC contract becoming unconditional had already been inserted in clause 5.1.2 and so would have been duplicative to re-state it at clause 7.1]
5. Schedule 1 Lidl have confirmed to the City Council that the price reduction mechanism, clause 7, is to be deleted. [BM: Agreed, para 7 of Schedule 1 was deleted in the amended draft contract which I sent to you on 26th July; however, the remainder of Schedule 1 will need to remain excluding para 1.5 in respect of the Survey Estimate defined term which can be deleted given the deletion of para 7.]

Kind regards

[REDACTED]

[REDACTED]

Solicitor

Southampton and Fareham Legal Services Partnership

Southampton City Council

DD: [REDACTED]

Email: [REDACTED] southampton.gov.uk

DX 115710 Southampton 17

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**From:** [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 08 February 2017 09:15  
**To:** [REDACTED]  
**Subject:** RE: Site Villiers Road Southampton [BMG-Legal.FID38808391]

Morning [REDACTED]

Apologies for not having provided this to you yesterday - I confirm that your undertaking has been discharged.

Kind regards,

[REDACTED]  
Senior Associate and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 07 February 2017 14:51  
**To:** [REDACTED]  
**Subject:** Site Villiers Road Southampton

Dear Both,

I am here all afternoon.

[REDACTED] has a meeting at 3.30pm.

Will we be able to finalise completion before [REDACTED] meeting?

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-1072-000644/00534535

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**From:** [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 07 February 2017 15:12  
**To:** [REDACTED]  
**Subject:** RE: Site Villiers Road Southampton

Back at my desk now...can you please both dial in?

[REDACTED]  
Senior Associate and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 07 February 2017 14:51  
**To:** [REDACTED]  
**Subject:** Site Villiers Road Southampton

Dear Both,

I am here all afternoon.

[REDACTED] has a meeting at 3.30pm.

Will we be able to finalise completion before [REDACTED] meeting?

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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---

**From:** [REDACTED] [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 12 October 2016 12:17  
**To:** [REDACTED] [REDACTED]  
**Subject:** RE: Villiers Rd [BMG-Legal.FID38808391]  
**Attachments:** Licence for Hoarding (SCC) - FINAL - 061016.DOC

Morning [REDACTED]

I noticed that the agreed form of the hoarding licence was not appended to your engrossment. Please can you make sure this final version is appended to the engrossment which you will have executed?

Are you able to let me know when you might be in a position to exchange? As I had previously advised [REDACTED] my client has some internal reporting to do as part of its governance so I don't anticipate having my client's executed counterpart for a week or so yet.

Finally, please send me a deposit/exchange statement with your account details soonest. Although I am not yet in funds with my client's deposit monies, I anticipate receiving the funds early next week.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

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**From:** [REDACTED] [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 11 October 2016 16:48  
**To:** [REDACTED] [REDACTED]  
**Subject:** RE: Villiers Rd [BMG-Legal.FID38856297]

Please do swap the page - thanks

---

**From:** [REDACTED] [REDACTED] [mailto:[REDACTED]@blakemorgan.co.uk]  
**Sent:** 11 October 2016 16:46  
**To:** [REDACTED] [REDACTED] <[REDACTED]@southampton.gov.uk>  
**Subject:** RE: Villiers Rd [BMG-Legal.FID38856297]

[REDACTED] – one last point, the pdf you've sent only includes the signature block for the Seller. The counterpart page for the Buyer's signature is not included in your attachment. If you're happy for me to swap that page out so that my client receives the counterpart page, I will do so without the need for you to re-issue. Please advise.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP

---

**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 11 October 2016 16:31  
**To:** [REDACTED]  
**Subject:** Villiers Rd

[REDACTED] – apologies, please find attached

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[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 11 October 2016 15:14  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Your Client Lidl Vililers Road Site [BMG-Legal.FID38856297]  
**Attachments:** Shirley Depot - Draft Contract - ENGROSSMENT - 061016.DOC

Afternoon [REDACTED]

Per [REDACTED] note below, please note that I have taken instructions on [REDACTED] final proposed amendment to the Contract. Although in principle, my client takes no issue with yours having the ability to rescind if my client notifies yours that the surveys are not satisfactory, the problem with this wording is that it is superfluous as rescission will have already occurred on the service of my client's notice of unsatisfactory surveys. Please see para 6 of Schedule 1. And to the extent that my client does not timely serve a notice, the surveys are deemed to be acceptable and the surveys condition is thus discharged.

Please take instructions to accept the form of engrossed contract as attached.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

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**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 10 October 2016 14:42  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Your Client Lidl Vililers Road Site

My Ref EN12./03/1072

Dear [REDACTED]

I am about to leave the office, returning next Tuesday the 18<sup>th</sup>.

If you can agree my amendment to clause 5.1.1 please email a clean copy of the contract to my colleague, [REDACTED] who will get the contract signed.

[REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

Kind regards

Solicitor  
Southampton and Fareham Legal Services Partnership  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

DX 115710    Southampton 17

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[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 11 October 2016 15:14  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Your Client Lidl Vililers Road Site [BMG-Legal.FID38856297]  
**Attachments:** Shirley Depot - Draft Contract - ENGROSSMENT - 061016.DOC

Afternoon [REDACTED]

Per [REDACTED] note below, please note that I have taken instructions on [REDACTED] final proposed amendment to the Contract. Although in principle, my client takes no issue with yours having the ability to rescind if my client notifies yours that the surveys are not satisfactory, the problem with this wording is that it is superfluous as rescission will have already occurred on the service of my client's notice of unsatisfactory surveys. Please see para 6 of Schedule 1. And to the extent that my client does not timely serve a notice, the surveys are deemed to be acceptable and the surveys condition is thus discharged.

Please take instructions to accept the form of engrossed contract as attached.

Kind regards,

[REDACTED]  
Senior Solicitor and Attorney-at-Law  
For and on behalf of Blake Morgan LLP



---

DDI: [REDACTED] ■ E: [REDACTED]@blakemorgan.co.uk  
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Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

---

---

**From:** [REDACTED] [mailto:[REDACTED]@southampton.gov.uk]  
**Sent:** 10 October 2016 14:42  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Your Client Lidl Vililers Road Site

My Ref EN12./03/1072

Dear [REDACTED]

I am about to leave the office, returning next Tuesday the 18<sup>th</sup>.

If you can agree my amendment to clause 5.1.1 please email a clean copy of the contract to my colleague, [REDACTED] who will get the contract signed.

[REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

Kind regards

Solicitor  
Southampton and Fareham Legal Services Partnership  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

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[REDACTED]

---

**From:** Dodds, [REDACTED] <[REDACTED]@blakemorgan.co.uk>  
**Sent:** 31 January 2017 13:44  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Shirley Depot and Police Station, 390 Shirely Road, Southampton [BMG-Legal.FID38918927]  
**Attachments:** Official Copy (Title Plan) - Title Number HP782600.PDF; Official Copy (Title Plan) - HP675927.PDF; image8a6a7d.JPG

Dear [REDACTED]

I am assisting [REDACTED] with this matter. I believe you are now dealing with this from the Council's end after [REDACTED] locum ended.

As you are aware our client is purchasing the former police station from The Police and Crime Commissioner for the Hampshire Police Area, in addition to the depot. The hoarding is due to be erected next week along the edge of the police station property which directly abuts Shirley Road, a highway that has been publically adopted by Southampton City Council.

For the sake of completeness our client would be grateful if the Council could provide an acknowledgement that Lidl will be erecting the hoarding along the edge of the police station property. I have prepared some suggested wording in which this acknowledgement may be given.

Dear XXXXX

*We, Southampton City Council, acknowledge that Lidl (U.K.) GmbH ("**Lidl**") are purchasing all the land contained in title numbers HP675927 and HP782600 pursuant to a contract dated 24 October 2016 between (1) The Police and Crime Commissioner for the Hampshire Police Area and (2) Lidl.*

*We acknowledge that Lidl will be placing their hoarding line on the redline shown on the title plans attached which directly abuts Shirley Road, a highway publically adopted by us.*

Yours sincerely

XXXXXX

Please let me know if the above wording is accepted and provide the written acknowledgment. Our client needs to approve the hoarding licence by the end of this week so your timely response would be much appreciated.

I look forward to hearing from you.

Kind regards

[REDACTED]  
Paralegal  
For and on behalf of Blake Morgan LLP



---

DDI: 023 8085 7486 ■ F: 0844 620 3401 ■ E: [REDACTED]@blakemorgan.co.uk  
New Kings Court, Tollgate, Chandler's Ford, Eastleigh, Hampshire SO53 3LG ■ T: +44 (0) 23 8090 8090 ■ DX 155850  
Eastleigh 7 ■ [www.blakemorgan.co.uk](http://www.blakemorgan.co.uk)

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 20 October 2016 09:26  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Shirley Depot Villiers Road Southampton

My Ref EN12/03/1072

Dear [REDACTED]

I am holding the contract signed by the City Council.

I understand that your client is aiming to exchange on Friday.

Kind regards

[REDACTED]

[REDACTED]  
Solicitor  
Southampton and Fareham Legal Services Partnership  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

DX 115710 Southampton 17

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 15 September 2016 15:44  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Site at Villiers Road Shirley Subject to Formal Agreement

My Ref EN12/03/1072

Dear [REDACTED]

I have the following observations on the draft contract:

1. The City Council requires a 10% deposit to be paid. If the deposit is returned the City Council will not be paying over any interest that may have been earned.
2. Clause 5.1.1 Lidl have agreed direct with the City 3 months. The survey work has started.
3. Clause 5.1.3 the City Council does not deal with "designating" buildings for Listing. This is done by English Heritage who investigate then make recommendations to the minister.
4. Original clause 7.1 the City Council will not agree its deletion. It must remain.
5. Schedule 1 Lidl have confirmed to the City Council that the price reduction mechanism, clause 7, is to be deleted.

Kind regards

[REDACTED]

[REDACTED]  
Solicitor  
Southampton and Fareham Legal Services Partnership  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

DX 115710 Southampton 17

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 18 November 2016 12:44  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Site at Villiers Road Southampton

Your Ref Lidl Stores  
My Ref EN12/03/1072

Dear [REDACTED]

Just to let you know that I am passing this case over to my colleague, [REDACTED] who is [REDACTED] permanent replacement.

When your client decides to go ahead can you please liaise with [REDACTED] over completion?

[REDACTED] email address is: [REDACTED] [southampton.gov.uk](mailto:[REDACTED@southampton.gov.uk])

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-000644/00478432

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 22 December 2016 09:14  
**To:** [REDACTED]  
**Subject:** Villiers Road - Lidl  
**Attachments:** Asbestos Survey Shirley Depot.pdf

Morning,

Please find attached a copy of the asbestos survey for your records.

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-1072-000644/00504130

---

**From:** Mansbridge, Paul  
**Sent:** 21 December 2016 17:48  
**To:** [REDACTED] <[REDACTED]@southampton.gov.uk>  
**Subject:** RE: Villiers Road - Lidl

As requested.

---

**From:** [REDACTED]  
**Sent:** 21 December 2016 16:46  
**To:** Mansbridge, Paul <[Paul.Mansbridge@southampton.gov.uk](mailto:Paul.Mansbridge@southampton.gov.uk)>  
**Subject:** Villiers Road - Lidl

Hi Paul,

Blake Morgan have been in contact today to advise that in the CPSE replies given back at the beginning of September we made reference to an asbestos survey.

Can you let me have a copy of that please?

No copy in the paper file here and I also cannot locate in Iken.

Regards,

██████████ Solicitor

Southampton & Fareham Legal Services Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: ██████████

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EN12-03-1072-000644/00503990

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 05 September 2016 16:53  
**To:** [REDACTED]  
**Subject:** Villiers Road Site Subject to Formal Agreement  
**Attachments:** SCIV-GF-MFD16090517180.pdf

My Ref EN12/03/1072

Dear [REDACTED]

Attached are replies to CPSE.1(v3.6).

Regards,

[REDACTED]  
[REDACTED] Solicitor  
Southampton & Fareham Legal Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]

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EN12-03-000644/00424227

**From:** CIV-GF-MFD-005@southampton.gov.uk [mailto:CIV-GF-MFD-005@southampton.gov.uk]  
**Sent:** 05 September 2016 18:19  
**To:** [REDACTED]  
**Subject:** Message from CIV-GF-MFD-005

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 12 October 2016 13:03  
**To:** [REDACTED]  
**Subject:** Villiers Road  
**Attachments:** SCIV-GF-MFD16100615510.pdf

Hi [REDACTED]

A copy of the Licence for Hoarding is appended to the council's part contract and I am holding a signed contract.

Bank account details are attached.

Regards,

[REDACTED] Solicitor  
Southampton & Fareham Legal Partnership  
**Southampton City Council**  
Civic Centre, Southampton, SO14 7LY  
DX115710 Southampton 17

Tel: [REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 10 October 2016 14:42  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Your Client Lidl Vililers Road Site

My Ref EN12./03/1072

Dear [REDACTED]

I am about to leave the office, returning next Tuesday the 18<sup>th</sup>.

If you can agree my amendment to clause 5.1.1 please email a clean copy of the contract to my colleague, [REDACTED] who will get the contract signed.

[REDACTED] southampton.gov.uk

Kind regards

[REDACTED]

[REDACTED]  
Solicitor  
Southampton and Fareham Legal Services Partnership  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

DX 115710 Southampton 17

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 10 October 2016 14:42  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Your Client Lidl Vililers Road Site

My Ref EN12./03/1072

Dear [REDACTED]

I am about to leave the office, returning next Tuesday the 18<sup>th</sup>.

If you can agree my amendment to clause 5.1.1 please email a clean copy of the contract to my colleague, [REDACTED] who will get the contract signed.

[REDACTED] southampton.gov.uk

Kind regards

[REDACTED]

[REDACTED]  
Solicitor  
Southampton and Fareham Legal Services Partnership  
Southampton City Council

DD: [REDACTED]

Email: [REDACTED] [southampton.gov.uk](mailto:[REDACTED]@southampton.gov.uk)

DX 115710 Southampton 17