



City vision and the need for housing

Southampton City Council is currently working on its new Local Plan, which is branded as the City Vision.

Tellon is keen to respond to this new vision for the city by providing its own fresh vision for the Bargate Quarter.

The City Vision is expected to set out where new homes will be delivered in the coming years. As Southampton has no major greenfield sites available, the extra housing to meet local needs will have to be provided on previously developed – or brownfield – sites.

With that in mind, the Bargate Quarter presents a vital opportunity to help the city in meeting its housing targets in a practical and sustainable way.

Additionally, Tellon recognises that the demand for city centre retail units has weakened, especially due to the Covid-19 pandemic and changing travel patterns.

As a result, Tellon has taken a forward-thinking approach to the Bargate Quarter and is seeking to provide a fresh vision that responds to the changing way that people are leading their lives.

Site background

Much of the Bargate Quarter site was occupied by the former Bargate Shopping Centre. It found itself in the shadow of the much larger West Quay Centre and had been struggling.

The old shopping centre has now been demolished, providing an opportunity to breathe new life into this part of the city.

Planning permission has already been granted to redevelop the site with a mixture of residential, retail space, and a new hotel.

Whilst that scheme might have been suitable for a pre-Covid-19 environment, Tellon recognises that the way people live, work, shop, and socialise has altered radically in the past few months.

As a result, Tellon has adapted its scheme so that it responds positively to the unprecedented changes of the past few months, many of which seem likely to become permanent, such as falling demand for large retail units.

Tellon's new vision aims to be cleaner, greener, more sustainable, and deliverable.