



Cabinet – 6<sup>th</sup> August 2003.

## Report of Economy & Planning Portfolio Holder

### **NEW FOREST DISTRICT LOCAL PLAN FIRST ALTERATION – PROPOSALS FOR REGENERATION OF CALSHOT**

#### **1. INTRODUCTION**

- 1.1 Members will recall that there has been significant demand among both local members and local residents for the Council to invest in the regeneration of the village of Calshot. In particular, there is a desire to arrest the decline of local amenities and services following the recent closure of both the village shop and the Flying Boat Inn public house. There is also concern to improve the infrastructure and environment of the village, and local transport links.
- 1.2 At a joint meeting of the Planning Development Control Committee and Economy and Planning Review Panel on 20<sup>th</sup> November 2002 members expressed support for the inclusion of two new policies in the New Forest District Local Plan First Alteration (at Revised Deposit Stage) which sought to enable regeneration and investment to take place. These policies are attached as Annex A to this report.
- 1.3 These policies will be considered at the forthcoming Inquiry into the local plan. It is proposed that, in addition to a member of the Council's Policy and Plans team, the Economy and Planning Portfolio Holder also presents evidence to the Inquiry in support of the Council's position. This report therefore seeks Cabinet approval for the Portfolio Holder to give present evidence at the Inquiry, and to confirm the Council's commitment to the regeneration of Calshot village.

#### **2. THE COUNCIL'S POSITION**

- 2.1 It is clear that, in order to make progress towards addressing the aspirations of local residents, substantial investment will be required. Equally, it is also clear that without a mechanism to provide this investment, the level of regeneration which can be achieved will be much more limited. The policies set out in the Local Plan First Alteration (Annex A) provide such a mechanism for investment because:
  - a) They allow a more flexible approach to development within the defined village policy area (Policy CA-2) than would otherwise be permissible by local planning policies for the area.
  - b) They provide for new development in the village, both to provide a more sustainable level of population, and to allow

for the redevelopment of derelict land (Policy CA-3).

- c) The development of land in the Council's ownership provides the opportunity to directly allow revenue from some of the new development to be invested in supporting new village facilities and infrastructure.

2.2 Discussions with local residents regarding the type of improvements needed in the village have been ongoing for some time, and there has also been specific consultation regarding the proposed local plan policies. Whilst there are a number of objections to the local plan policies, both from local residents and others, there appears to be widespread agreement that some or all of the following improvements are required:

#### Physical Improvements

- The improvement of highway infrastructure including safety measures.
- Provision of footpaths & cycleways.
- Provision of street lighting.
- Improved landscaping within the village.
- Improved bus shelters.

#### Improvements to facilities

- Reopening of a shop/post office.
- Reopening of a pub.
- Better recreation facilities, especially play areas.
- Improvements to the community hall, or perhaps a new hall (this could encompass a well-designed community facility with a licensed club operating from it and meeting facilities for local people).
- Better bus services, especially in the evenings.
- Provision of health facilities, or improved access to facilities outside the village.

2.3 The regeneration of Calshot village will require commitment and substantial investment. The exact detail of and priority for this investment will only be defined in partnership with the local community of Calshot, and service providers. Supplementary Planning Guidance for the village will be produced to ensure that new development at Calshot brings forward improvements that will contribute to the regeneration of the village. This guidance will be produced in consultation with the local community and service providers.

### **3. THE WAY FORWARD**

3.1 The first stage in the process is however to defend the Council's position at the Local Plan Inquiry. Without the support of the local plan policies for Calshot, and the investment mechanism established through the development allocation in Policy CA-3, the potential for significant regeneration of the village will be limited.

- 3.2 Cabinet is therefore asked to confirm its commitment to defending its proposed local plan policies for the regeneration of Calshot, and for securing future investment in the village.

#### **4. RECOMMENDATION**

- a) **That the Economy and Planning Portfolio Holder is authorised to present evidence at the Public Local Inquiry into the New Forest District Local Plan First Alteration in support of the Council's policies for Calshot.**
- b) **That Cabinet confirms its commitment to the regeneration of Calshot village, including the improvement of local facilities and infrastructure in partnership with local residents.**
- c) **That Cabinet confirms its continued support for the policies of the New Forest District Local Plan First Alteration as a means of achieving and securing funding for this regeneration**

Further Information

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## **ANNEX A**

### **NEW FOREST DISTRICT LOCAL PLAN FIRST ALTERATION**

#### **POLICIES FOR REGENERATION OF CALSHOT**

##### *Policy CA-2 Calshot Regeneration Area*

*Development proposals that will result in clear benefits in terms of the regeneration of Calshot within the area defined on the Proposals Map will be permitted. This will include residential development on the sites identified in Policy CA-3, and improvements to community facilities, service provision and transport infrastructure.*

##### *Policy CA-3 Residential development, Calshot*

*Land at Top Camp and the site of the former Flying Boat Inn is allocated for residential development provided that:*

- a) a minimum of 35% of the dwellings are affordable dwellings which will address an identified local housing need. The developer may make an equivalent provision of serviced land with planning permission (allowing provision of the agreed number, size and type of affordable dwellings) on a different site. Such land shall be sufficient to accommodate the equivalent of half the number of dwellings being provided on the development site. A planning condition or legal agreement will ensure that the affordable housing provided will only be occupied by households in need of affordable housing in New Forest District.*
- b) the development is no more than two storeys in height, and designed to a high quality consistent with its location in an AONB, including landscaping in accordance with Policies DW-E5 and DW-E6, Section C1:*
- c) the trees separating the Top Camp site from Tristan Close are retained;*
- d) substantial landscape planting is provided alongside Castle Lane to screen the development in views of the coast;*
- e) access to both sites is at a point agreed with the Highway Authority; and*
- f) contributions towards the provision of transport infrastructure, open space and community facilities are made in accordance with policies DW-T6B, Section C9, DW-R3, Section C10 and DW-F1, Section C14.*