

## Charlton Village Hall – where are we now?

The Village Hall Committee, led by Ian Carr, has made significant progress with the Salto Centre. There is an agreement for the Salto lease to be amended, subject to successful implementation of the Village/Community Hall project, with a number of conditions concerning the car park<sup>1</sup>.

Progress with planning has been slow. The Parish Council submitted a Planning Pre-Application in September 2022 showing the preferred location next to the Salto Centre. The response exposed some concerns about the chosen site and a village delegation met with TVBC to discuss the feasibility of the site before money was committed on the necessary surveys.

We now understand the position much better. Suitability will be judged against Local Plan Policy E1 and E2. **See over**

**Trees.** TVBC don't like the number of trees that would be lost. The trees are considered important so we would require as a minimum:

- A felling licence.
- An Environmental Impact Assessment.
- A BS5837 survey with Arboricultural Impact Assessment.
- Wildlife and ecological surveys
- To consider the effects of excavation of material
- A detailed hard and soft landscape plan
- Sufficient vegetation left to provide a sufficient screen to adequately mitigate the building and integrate it within the immediate and wider landscape.

### Rough Estimate of Costs.

**Site Preparation.** Paying for all surveys £10k. Site clearance £165k. Employment of Architect/Planning consultant £30 k

### Build.

A 'no cost' professional assessment of the build-costs of a representative hall suggested costs would be in the order of £1M. The committee suggests we work on £1.5M for the build, making a total of ~ £1.7M altogether for planning purposes.

### Funding Ideas.

- TVBC contribution for eco/bat surveys etc
- Development of site at top of Peake Way – developer contribution
- Shares, sponsor a brick, local fundraising
- Parish Council Loan – this is allowable and has been done successfully elsewhere.

**Why are we telling you this now?** Surveys carried out both pre and as part of the Neighbourhood Plan work showed more than 80% of those that responded were in favour of a village hall but these surveys did not consider likely costs. Before we start the process of submitting a Full Application, we need to know this is something that residents still support.

We are intending to mobilise residents to complete a doorstep survey. It is important that you have your say. If you want to comment now, please contact Ian Carr [ian@carrsonline.com](mailto:ian@carrsonline.com) or [cllrcward@charltonvillage.org.uk](mailto:cllrcward@charltonvillage.org.uk). The situation will be briefed at the Annual Parish meeting later in the year (probably a date in June) so please do turn up at the church.

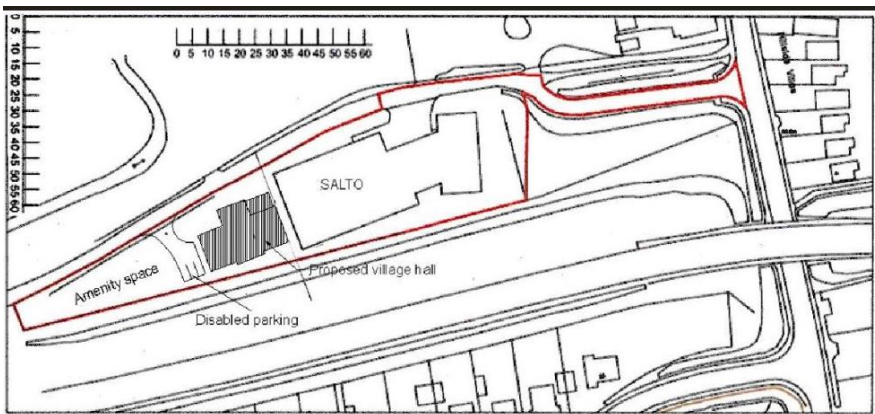
---

<sup>1</sup> Improving drainage • Maximising the number of parking spaces within existing boundaries • Installation of lighting (sustainable) • Re-surfacing with similar material to that used currently or upgrading to tarmac • Parish Council to pay 10% annual car park maintenance.

Conceptual sketch design work (4)



Both designs are conceptual providing a broad outline of what might be possible



### Local Plan Policies:

**Policy E1:** High Quality Development in the Borough Development will be permitted if it is of a high quality in terms of design and local distinctiveness. To achieve this development: a) should integrate, respect and complement the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles; b) should not detract from the dominance of, or interrupt important views of, key landmark buildings or features; c) should be laid out to provide connectivity between spaces and a positive relationship between public and private spaces; and d) makes efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses. Development will not be permitted if it is of poor design and fails to improve the character, function and quality of the area.

**Policy E2:** Protect, Conserve and Enhance the Landscape Character of the Borough To ensure the protection, conservation and enhancement of the landscape of the Borough development will be permitted provided that: a) it does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located; b) it is designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced; c) the existing and proposed landscaping and landscape features enable it to positively integrate into the landscape character of the area; d) arrangements for the long term management and maintenance of any existing and proposed landscaping have been made; and e) it conserves the landscape and scenic beauty of the New Forest National Park or the North Wessex Downs Area of Outstanding Natural Beauty where applicable; and f) does not result in the loss of important local features such as trees, walls, hedges or water courses.