



# REGENERATION PLANNING

TOWN COUNCIL MEETING

REPORT 48/17

10 JULY 2017

The purpose of this paper is to provide a basis for the regeneration planning process the Town Council now intends to lead.

## No. DETAILS

### 1) CONTEXT

- a) The Town Council's Strategic Plan adopted last year commits the Council to meet as fully as possible the social, economic and environmental objectives identified in the Plan: the documents are available on the Town Council's web site by clicking [this link](#).
- b) A significant element of the context for regeneration projects in the town is Ventnor's inclusion in the Isle of Wight Council's *Island Plan* as one of two *Smaller Regeneration Areas* (the other is Freshwater/Totland); the whole document is available by clicking this link.
- c) The section of the Plan that deals with these areas is on page 42, paragraphs 5.10-5.12:  
**5.10** There are two Smaller Regeneration Areas: West Wight (Freshwater and Totland) and Ventnor and these are shown on the Proposals Map and Key Diagram. These are medium-sized settlements, but they still have relatively large populations for the Isle of Wight. These two areas have experienced general economic decline, particularly in terms of jobs available in the settlements, over a long period of time and an approach that supports and facilitates growth is required.  
**5.11** In general terms, this means that greater support will be given to proposals that develop new and appropriately scaled opportunities which maintain and support the sustainability of the Smaller Regeneration Areas.  
**5.12** Particular support will be given to proposals that create new employment provision. This is particularly in relation to proposals that facilitate the creation or development of indigenous businesses or that enable investment to occur. This could take the form of intensification of existing uses and sites.
- d) This has been reflected in the three meetings that the Mayor, Nick Cox, Tony McCarthy and I have had with the Isle of Wight Council's Director of Regeneration Chris Ashman to discuss areas of potential development.

### 2) AREAS OF POTENTIAL DEVELOPMENT

- a) Discussions to date, including with the Town Council's new Regeneration Working Group at its meeting of Monday 26 July, are identified in the following paragraphs of this section.
- b) *Town Centre & Esplanade:*
  - These two areas are critical both for the town's residents and as the core of its attraction as a destination for visitors.
  - The town's future as an attractive tourist resort depends on developing the strengths of both of these areas.
  - The shops, restaurants, cafes and businesses that give life to both need increased footfall to ensure their survival and growth and the attractiveness of the Esplanade will continue to be a major feature for residents and holiday-makers alike.
- c) *Land opposite the current Island Free School building*
  - The Free School's use of the two fields opposite their current building will end no later than 31 August this year as it moves to its completed new premises in Upper Ventnor.
  - The area – a plan of which is attached to this Report – is owned by the Isle of Wight Council and the Free School's agreement with the Council requires it to restore both fields to their original condition by that date.
  - The Town Council has been informed by St Catherine's School of its interest in acquiring the St Boniface School site from the Diocese of Portsmouth and have confirmed their interest does not extend to the fields.
  - The large Portakabin in the lower field is on a one-year only hire to the Free School and will be removed along with the three newer Portakabins in the upper field that were

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- purchased by, and belong to, the Free School.
  - There was an offer for the Town Council to purchase the three Portakabins and retain them on site for development as office/studio accommodation; however the offered price of £40k added to the refurbishment cost to move temporary to permanent building standards, estimated at in excess of £100k is prohibitive.
- d) *Land in Upper Ventnor*
- On the area plan attached to this Report, the purple area is the site of the new Island Free School and the orange area around and behind it has significant development potential that is unique within the current Lowtherville boundary.
  - The purple area was sold by the Isle of Wight Council to the Free School for a capital receipt of £101,662.
  - The remaining area is owned by the Isle of Wight Council and was part of a bundle of sites it passed into its partnership organisation the Public Sector Plc LLP that is intended as the vehicle to either secure revenue from the development of sites or sell them for a capital receipt.
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### 3) PROCESS

- a) The options for development in each of these areas need to be fully explored in some detail including without prejudice discussions with potential partners, relevant Agencies and funding sources.
  - b) Viable options will then be the basis of consultation with residents and stakeholders that it is hoped can be started in late September.
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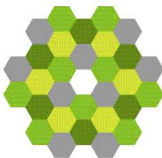
### 4) BUDGET

- a) The process may require funding in two particular respects.
  - b) The two fields opposite the current Free School are at different levels, a problem the Free School solved by having an expensive set of steps especially constructed to link them. The steps have been informally offered to the Town Council for a sum between £1,500 and £2,000.
  - c) Some of the exploratory work may require some costs in order to be effective and an allocated budget for this purpose would be helpful.
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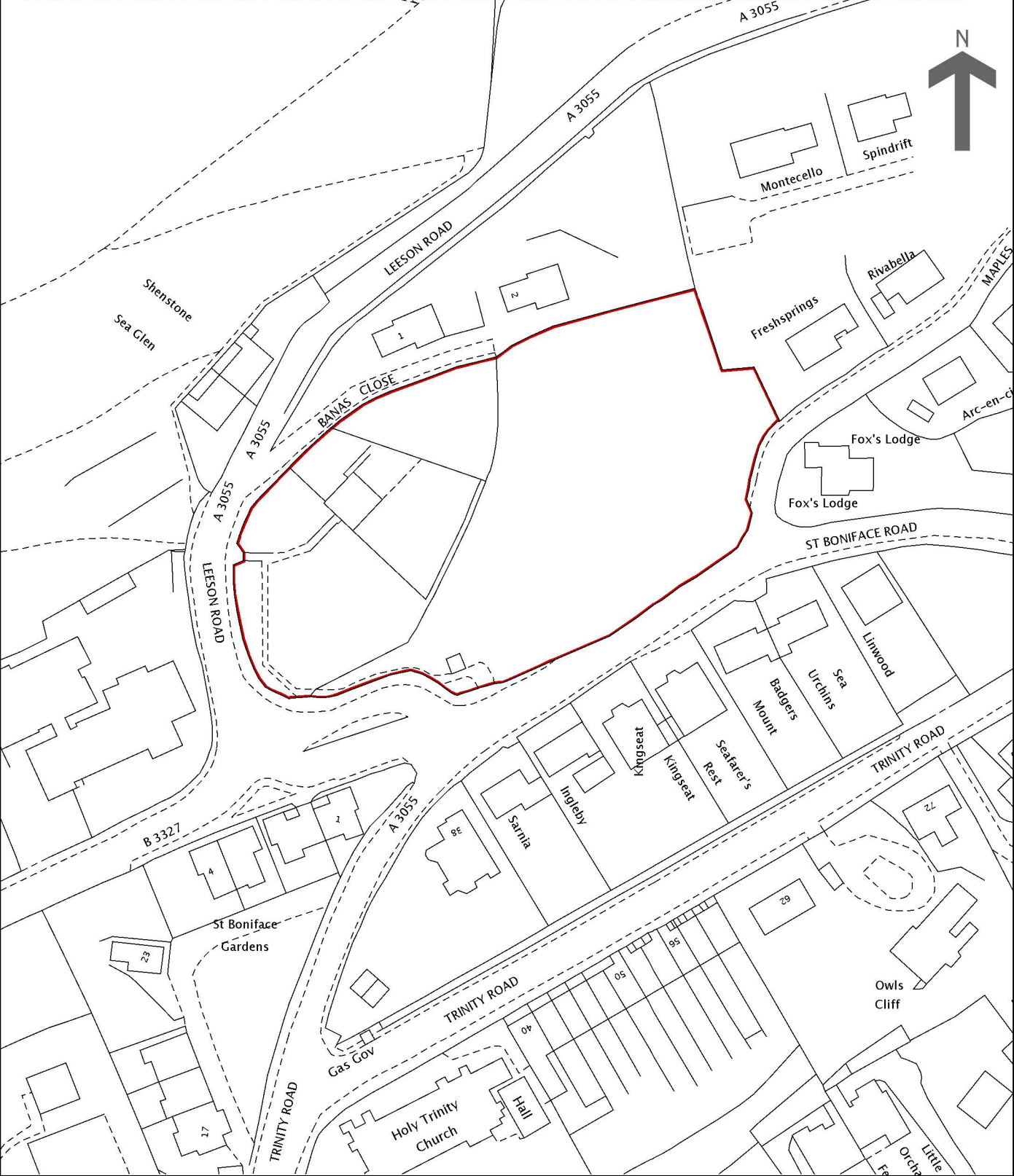
### 5) RECOMMENDATION

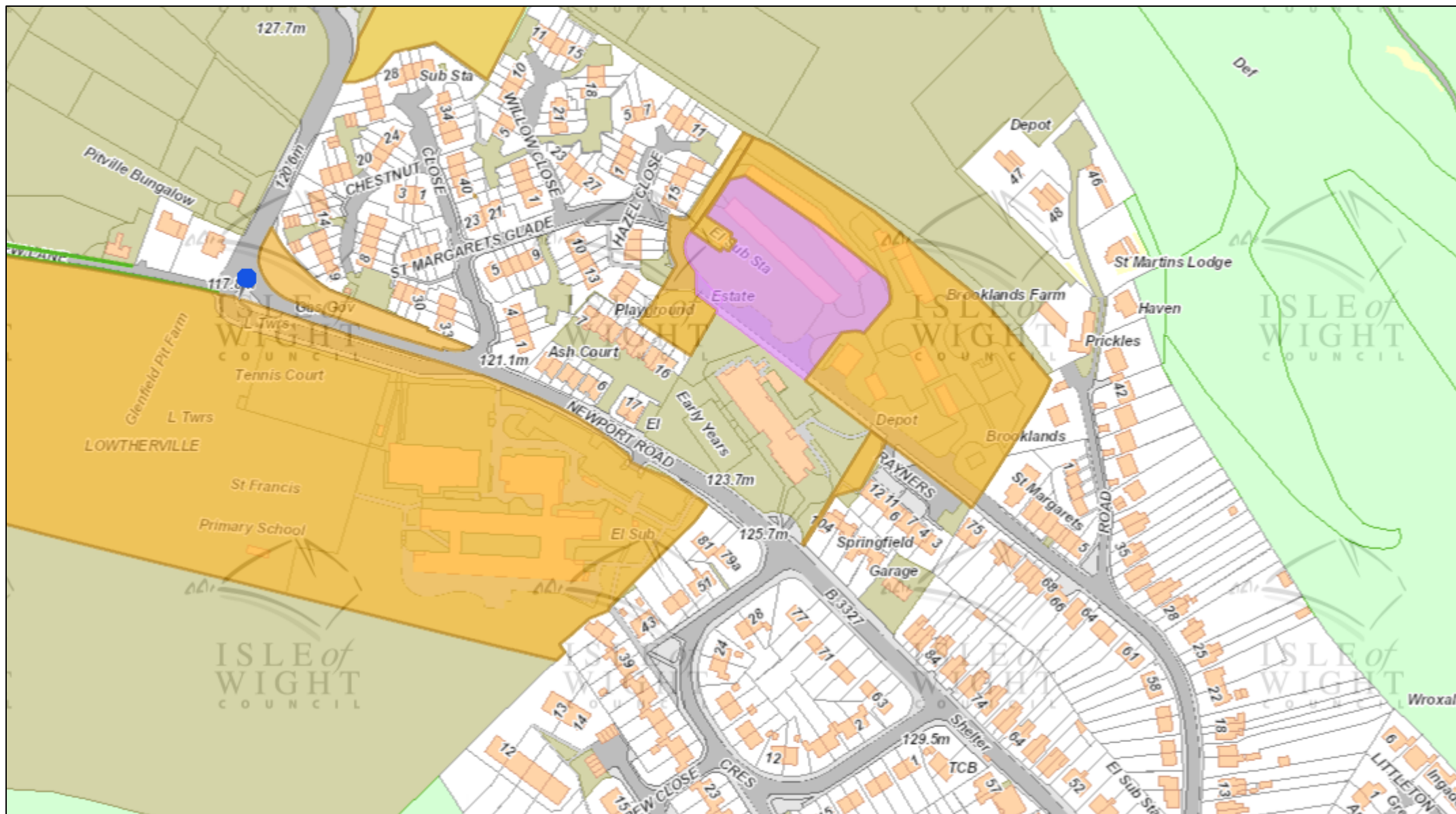
Members are recommended to agree:

- i) the areas to be included in Town Council's Regeneration Plan as identified in section (2) of Report 48/17 for this meeting;
  - ii) an offer of up to £2,000 for the purchase of the steps identified in section 4(b) of that Report;
  - iii) an initial additional budget of up to £2,000 to fund the exploratory work required to develop the Regeneration Plan; and
  - iv) a letter of support be supplied to St Catherine's School for their expression of interest in the St Boniface School site.
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