

Cabinet Lead Reports – Full Council 14th October 2015

Councillor David Guest: Cabinet Lead for Economy and Planning

Planning & Housing Development

Major Developments – Progress Update

Market Parade, Havant

The outline application for 130 flats and ground commercial uses in a tower block has now been registered following receipt of the detailed supporting documentation. This proposal is within the area being developed for a Local Development Order (LDO).

The LDO is a government initiative to speed up the planning process by setting a framework of the type of development that would be acceptable within an area and effectively granting permission for development that conforms to the LDO principles. Officers will be providing more information on the LDO as it progresses as this is potentially a major change to how the planning system works.

Dunsbury Hill Business Gateway

Infrastructure works adjacent to the A3M are progressing at pace as is the associated ASDA roundabout works. Planning permission has been granted to increase the element of B8 warehousing allowable at the site from 20% to 30%, together with the discharge of various conditions. A reserve matters for the first large unit will be submitted for an identified end user. This investment is a major step forward in the delivery of this excellently located strategic site.

Commercial Developments

Retail development on Solent Road is progressing, albeit slowly and M&S are confirmed occupiers to provide more than a foodstore. Business development on Harts Farm Way is progressing at the HCA owned Old Depot site with four of the six plots having potential occupiers, subject to contract.

Housebuilding

Members will all be able to see new housing being developed throughout the borough giving a clear indication of developer and home buyers confidence in the area. The local plan process will be updated to plan for the future provision of new housing sites as the current batch is built out. New homes are critical to sustain the strong commercial interest in the borough.

Planning Policy and Urban Design

Partnership for Urban South Hampshire – Spatial Strategy Update

The evidence base work being undertaken by consultants (GL Hearn) is continuing to indicate that there will be a need for significantly more housing to be identified up to 2036. This will mean that Havant's current Local Plan will need to be updated to identify more sites once the distribution of the housing targets are thrashed out between the PUSH authorities. A timetable for the new Local Plan is currently being developed to minimise the time and costs involved. I would encourage councillors to become involved in the Local Plan review as this will have a major impact on us all.

Prosperity Havant

It is encouraging to see the development changes that have happened across the borough over the last five year. Whilst much of the change is related to the improvements in the wider economy investor feedback positively shows that the Council's real 'open for business' attitude plays a part in their decisions. Officers gave a very good briefing to councillors on 28 September providing an overview of the significant progress the Council is making in promoting the borough as a place to live, work, play and invest.

I would encourage all councillors to attend future Prosperity Havant briefings which provide all the latest information about the major schemes throughout the borough. It is your opportunity to ask questions and gain a wider understanding of this important thread in the work of the Council and play your part in promoting the borough.

Inward investment

Havant Borough Council continues to promote the borough as a great place to invest and this will move up a gear when Havant is represented at a major national investment exhibition (MIPIM UK) in October as part of a Solent-wide partnership.

MIPIM UK is the largest exhibition and conference in the UK for property professionals, providing a market place for investors to meet, discuss projects and opportunities. Dunsbury Hill and sites such as Brockhampton West will feature as high profile opportunity sites alongside others in Portsmouth, Southampton and the wider Solent region.

Business support

Havant Borough Council's Business Grant scheme has recently been revamped to offer a more robust and supportive programme to start up businesses. Eight businesses have so far attended a free workshop which helps in the process of writing a business plan. Once applicants have

submitted their business plan to the council, it is appraised and if successful a grant of £1000 is awarded to the business to support their start up costs. Working with the Association of town and city management, HBC has held 3 training sessions for local businesses to improve their digital business skills. This includes subjects including on line marketing, social media and e-commerce. The programme was very well received by those businesses who attended and represents a further way in which HBC is assisting local small businesses under the Prosperity Havant Strategy.

Tourism and Special Events.

A number of high profile events have taken place in the borough over the last month including the National Watersports Festival and Emsworth Food Fortnight. The organisation of both events was supported by Havant BC and attracted thousands of visitors to the borough. The Virgin Kitesurfing Armada will take place on 16th – 18th October. The Guinness World Record Attempt for the largest parade of kite surfers will take place on the windiest day of the weekend. The Mayor will attend the presentation following the event and say a few words on behalf of HBC. This event further supports the Prosperity Havant strategy and increases the profile of the area at a national and international level.

Enforcement Plan

The NPPF and the Peer Review undertaken in December last year both recommend that council's have an Enforcement Plan. Cabinet has considered the Plan which was subject to public consultation and it is now recommended to Council tonight for adoption.

Development Management Committee

Councillor training on the use of conditions was provided by Trevor Robert Associates on 21 September which will complement the change in approach being taken with the reduction of the model conditions from 150 to 60. Following on from the Peer review last year officers are continuing to look at improving productivity in the planning service, which will be alongside any changes to the DMC that emerge from the Scrutiny review.

An online training programme, including the conditions training, is currently being developed for DMC members and other Councillors interested in planning or who would want to be trained for DMC

Coastal Management & Climate Change

Beach Management Activities 2015

This autumn, the East Solent Coastal Partnership (ESCP) will supervise a beach management operation to place c. 10,000m³ of beach material on to the Eastoke Frontage. The beach materials will be dredged by Chichester Harbour Conservancy from the approach channel to Chichester Harbour. We

are proposing to take advantage of these arising's (rather than see them dumped offshore). A win-win project, with 100% of the cost, including ESCP officer time, being recovered via EA flood defence grant in aid.

We are in the process of updating our Beach Management Plan Environmental Impact Assessment for the next phase of our beach management programme. We are continuing to engage with the Hayling Island Golf Club with regard to integrating them into the plan, mitigating the risk of erosion in front of their eastern frontage whilst using the shingle accretion at Gunner Point as a source for recycling (another win-win situation).

The EA Grant funding allocation this year is a total £288k, and with an internal carry over of £24.3k from the 2014/15 grant fund, giving a total budget of £312.3k for 2015/16 to continue to provide flood risk management to the residents of Eastoke.

Broadmarsh Armoflex Sloping Revetment – Repair Works

APA Concrete Repairs Ltd returned to site beginning July 2015 to carry out repair works to the revetment at Broadmarsh. The works were completed over period of 5 weeks, to rectify recent failures to the structure. The costs for these repair works is ~£65k of which 25% will be recovered from the Environment Agency Flood Defence Grant.

Timber Maintenance Repairs, South Hayling Frontage

The ESCP is currently reviewing tenders submitted from our Minor Work Framework for repairs to the timber groyne structures along the Eastoke Frontage. These works are programmed to be undertaken this Autumn. This will include repairing and replacing missing groynes planks and piles to ensure these structures remain effective at trapping beach material.

Other timber structures along South Hayling frontage are being monitored:

- The timber splashwall of Eastoke Corner Car Park,
- the sloping timber revetment at the Coast Guard Station (Bound Lane – St Andrews Rd),
- and the sloping timber revetment at West Beach,

all of which are showing signs of deterioration. ESCP will continue regular monitoring to inform the recommendation for maintenance for these structures.

Solent Bird Movement and Coastal Network Studies

The project to understand bird movement and prioritise roosting and wading sites within the Solent is now up and running. The project team have analysed existing data and are now collecting new data over the 2015/16 season making use of their newly developed App 'Solent Birds'. This new app has received positive reviews from across the UK and is being used widely within our region.

The team have their 3rd expert panel meeting in mid October and will update important stakeholders on project progress. This project is being delivered across the whole Solent Region but is led by Havant Borough Council through the ESCP.

Building Control

Building control income remains on track to hit budget.