

Report to Council 17 APRIL 2013

By: Cllr David Guest, Planning & Development Portfolio Holder, Design & Heritage Champion

Planning Policy

Local Plan Allocations

The policy team are continuing to work on the Local Plan Allocations document. The document will have to be formally submitted to the Planning Inspector for scrutiny. We are hoping that the pre submission document will be finalised by the end of August. We will be undertaking a formal public consultation exercise during October and November. Submission to the Inspector should take place in January 2014 and we hope it will be adopted by July 2014.

Community Infrastructure Levy

The Community Infrastructure Levy Charging Schedule was approved by Cabinet in February. In March Cabinet approved the Instalments and Exemption Policy. This means that we can now move towards introducing CIL and starting to charge. We are the second Local Authority in Hampshire to have a Charging Schedule approved (only Portsmouth City Council as a Unitary Authority has CIL in place).

The team have worked extremely hard to progress this work and it will involve considerable staff time to ensure that there is a smooth transition from collecting the traditional developers' contributions to collecting CIL. CIL will take effect from 1 August 2013. In effect this means that all planning applications submitted after 1 May are likely to come under the new regime.

We will need to start considering how CIL will be spent and what are the local priorities for our spending plans. Councillors' seminars will be held on 20 May and 03 June in order to discuss this matter. This will very much be the start of the process and it is hoped that the spending plans will be agreed and in place by April 2014.

Development Management

Major Developments – Progress update

2012/12 saw the submission of a significant number of planning applications and pre-application submissions for major development proposals. The following is an update on the progress of the various schemes which have either been considered as pre-application proposals at the Development Consultation Forum, or as formal planning applications at Development Management Committee.

Residential schemes

St Michael's Convent London Rd, Waterlooville - 82 dwellings, including conversion of listed building - approved autumn 2012. Development commenced January 2013. First houses have now reached roof level.

St Michael's Convent, London Rd, Waterlooville - 10 dwellings - Pre-application enquiry February 2013 for developing remaining part of the allocated housing site.

Hampshire Farm, Emsworth - 248 dwellings - approved 2011/2012. Development commenced end of 2011 and has reached the second phase. The allotments are currently being created as per the approved plans.

Land at Oak Tree Drive, Emsworth - 48 dwellings - approved 2012 - Demolition of existing building and preparatory works commenced March 2013.

Woodcroft Farm, Eagle Avenue, Cowplain - allocation for 300 dwellings -

Development Consultation Forum took place early 2012. A planning application is now expected in the near future.

Raebarn House, London Rd, Waterlooville - 34 dwellings - approved 2011/2012. This is a conversion scheme of a prominent 1960s office block. The scheme was implemented 2012/13 and included re-cladding / rendering which has greatly improved the appearance of the building.

Raebarn House former car park, London Rd, Waterlooville - 14 dwellings - approved at appeal 2008 and renewed 2012. Discharge of conditions submission now received, indicating that implementation of the development is imminent.

Mary Rose House, Woolston Road, Leigh Park - 25 dwellings - approved 2012, pending commencement on site.

Portsdown Retail Park (Homebase & AMF Bowling) - 86 dwellings - application received recently but currently invalid.

Scratchface Lane, Bedhampton - 98 dwellings - Outline permission granted. There are two current applications seeking to vary conditions which are likely to be considered by Development Management Committee in the near future. Scrub clearance is underway on site.

Copseys Nursery/Manor Farm, Havant - 191 dwellings - application deferred at the meeting of Development Management Committee held on 7 March 2013 due to an objection from the Environmental Agency (EA) re: flood risk issues. The EA has now informed us that they have removed their objection. The application is likely to be reconsidered by the Development Management Committee on April 25th.

Ranelagh Road, Havant - 81 dwellings - on-going discussions continue between the applicant and the Council on development viability and ecology issues. The application is likely to be considered by the Development Management Committee in the near future.

Purbrook Park, Purbrook, Waterlooville - 81 dwellings - work well under way on site with a number of dwellings completed and sold.

Land east of New Lane, Warblington - 78 dwellings - planning consent granted subject to a satisfactory S106 Agreement now nearing completion.

West of Waterlooville MDA - Design Codes for Grainger development area now approved. Phase 2 application (in HBC area) expected in summer 2013.

Taylor Wimpey - about to commence phases 3 and 4 residential elements.

Commercial schemes

Dunsbury Hill Farm - 61,000sqm mixed B1, B2 & B8 plus 95 bed hotel/conference facility - application resolved for approval by Committee 28th March 2013

Officers working with HCC Highways and applicant to complete S106 and resolve ecology issue ahead of issuing notice of planning consent.

BAE site, Waterlooville - mixed redevelopment - current application resolved for approval by Committee autumn 2012. S106 has been produced and is with the applicants awaiting their action.

Solent Retail Park, Havant - redevelopment of site for new retail outlet - recent resolution to grant permission and S106 negotiations are now nearing conclusion.

Solent Trade Park – Havant - redevelopment of site for new employment premises (including Emsworth Mould Polishers and Havant Motor Factors) - permission issued. Applicant is currently seeking to discharge planning conditions prior to commencement of development.

Bosmere Field, Langstone - Budget hotel and restaurant - S106 negotiations involving Hampshire County Council as Highway Authority are nearing conclusion.

Planning appeals

The Kench, Hayling Island – conversion of barge - Appeal against enforcement notice - Public Inquiry scheduled for June 2013

Goldring Close, Hayling Island - 130 dwellings - application refused on policy grounds under delegated powers - Public Inquiry being scheduled for mid-May.

Building Control

Work on the Building Control action plan to create a shared service between Havant and East Hampshire is continuing.

In the last month the focus has been on staff training to develop new skills in areas where there is a growing market. Key staff from both authorities have completed the intensive training and are due to undertake exams in the next few weeks. (Code for Sustainable Homes and Fire Risk Assessment) Later in the year once the relevant staff are qualified and the systems are in place these new services will be marketed to generate new income streams for the Council as well as providing internal expertise to the Council where it is required.

Because of this training other parts of the action plan; namely, mapping of processes, procedures and documents with a view to harmonising them between the two authorities have temporarily slowed or stopped as staff resources are employed to continue to deliver existing services whilst other staff undergo training.

A customer interaction survey to quantify the most used methods of customer interaction has been completed. The results of this survey will be one factor in determining views and recommendations about future delivery mechanisms of the service.

Additional services are being provided to the Coastal Team, carrying out pre-condition surveys on existing properties where the Eastoke Coastal Scheme is about to start. This work is funded by DEFRA and based on current workloads it is anticipated that this will generate income of approximately £10,000 towards the Building Control budget. The income will be received in the 2013/14 financial year.

The Building Control Team Leader recently attended the National Local Authority Building Control Conference. This was the first time for a number of years that someone from the authority attended. It proved to be very useful, with a number of ideas for improving the service being obtained.

The service continues to run in a business-like way, although work has been somewhat hampered in recent weeks with unplanned staff absence due to family bereavement; however, through good teamwork it is anticipated that performance will have not been unduly affected.

Coastal Engineering

Eastoke Point Coastal Defence Works

The tender period for the Eastoke Point scheme has now closed with all four shortlisted contractors submitting full compliant tenders. Tender evaluation has been undertaken by the Eastern Solent Coastal Partnership and selected Raymond Brown Construction Ltd the preferred bidder at a Target Cost of ~£5million (all met by Environment Agency

grant). In line with EU procurement regulations there is a stand-still period until 2 April 2013. A pre-contract meeting with Raymond Brown was held on 8 April 2013.

HBC Building Control are progressing the pre-construction surveys of seafront properties adjacent to the site and are due to complete all surveys and reports by the end of April 2013.

The MMO (Marine Management Organisation) licence decision is expected the week commencing 2 April, feedback from the MMO is that they expect to issue the licence without problem.

HCC are currently progressing consent for HBC to undertake construction work on HCC land: this is expected to be issued by the end of April 2013.

The Eastoke Point Steering Group is due to meet in late April. The Raymond Brown site manager will be invited to this meeting.

A further press release and letter to residential properties adjacent to the site will be issued in late April 2013 informing the appointed contractor, planned start date and emergency contact details. Construction is expected to commence in May 2013, and take six to seven months to complete.

South Hayling Beach Management Plan (BMP)

The first phase of the BMP operation was completed on Friday 8 March 2013. The operation was brought forward this year to remove the beach profile "cliffing" along the Eastoke frontage. The operation involved a combination of Beach Recycling and Nourishment, recycling approximately 15,000m³ of material from the beach to the west of Eastoke, plus importing c 3,100m³ of shingle material by road. The initial budget approved by the Environment Agency was £124,000; however, the Team successfully gained approval to spend a contingency sum increasing the available budget to £161,000. HBC claimed payment of £124,000 in January and will be making an additional claim for the rest of monies at the end of financial year; estimated total expenditure on the project is £158,000.

A total of £54,000 was claimed and received by HBC for writing the Beach Management Plan (BMP). The full £75,000 for writing and producing the South Hayling BMP will be claimed by HBC by the end of financial year 2012/13. This income recovers the Coastal Partnership Officers' time drafting and project managing the development of the BMP.

Portchester Castle to Emsworth Strategy

The Cabinet resolved to adopt the preferred Strategy policy option for the Havant frontages on 20 March 2013. The Environment Agency will now take the Strategy through their own formal adoption process and advertise a Post Adoption Statement and Statement of Environmental Particulars. The Strategy will be a valuable tool to facilitate future funding bids for Coastal Flood and Erosion Risk Management works along the Havant frontage.

Coastal Defence Maintenance

The annual Timber Maintenance Works Contract for the Southern Hayling Frontage has been let through the Minor Works Framework and started on-site on 28th February 2013. These works are expected to be completed during April 2013. The condition of the existing West Beach timber revetment is being monitored. Asset inspections are planned during April and May and will help to advise development of Asset Investment Plans by the end of May. The reports will contain a series of maintenance recommendations, summarised in priority order and with an associated estimate cost.

Coastal Monitoring

The regional monitoring surveying for 2012/13 is now complete, with an anticipated income of £76,000; an increase of over £30,000 from the estimate at the start of the year due to the re-negotiation of our Service Level Agreement (SLA). Purchase and use of new echo sounders produced a vast improvement on signal reliability and speed of hydrographical survey processing. Programming and scheduling of the 2013/14 surveys is now underway.

Tracer studies continue around our partnership coastline. Tagged pebbles were introduced to the Fareham and Gosport coastline with funding met by the GBC/FBC Strategy budget. The partnership also received £4,000 from SCOPAC through their minor project funding (bids were voted upon at the Southern Coastal Group meeting).

Coastal Communities Adapting to Change (CCATCH) - the Solent

The CCATCH project will raise awareness and understanding amongst Solent communities of coastal change and in particular sea level rise. Climatic changes predicted over the next few decades may increase sea levels and the frequency and magnitude of storms, which would increase the risk of coastal flooding and erosion.

Through consultation, communication and engagement, the CCATCH project will help coastal communities most at risk to coastal change, understand the process of coastal change which will enable adaptation to increase flood resistance and resilience to their homes and properties (ways to keep water out and also limiting water damage). These coastal communities comprise residents, local businesses and landowners.

The CCATCH officers have now contacted and organised a Local Engagement Group (LEG) meeting for Langstone which will take place on 3 April 2013. The project is now moving forwards and the Eastern Solent Coastal Partnership will remain a key contact throughout. The engagement strategies for each site are being established and the summer should see the local communities briefed and fully involved in achieving the project outputs.