

Cabinet Lead Reports – Full Council 27 July 2016

Councillor David Guest: Cabinet Lead for Economy, Planning, Development and Prosperity Havant

Planning & Housing Development

The Housing and Planning Act received Royal Assent on 12 May. Regulations are awaited to provide the detail on the key aspects of the Act which include starter homes in the definition of affordable housing, permissions in principle, registers of brownfield land and the piloting of the privatisation of planning application processing. Permissions in principle were the first aspect to come into effect on 12 July and will mean that local plan allocations are similar to outline consents.

In the spirit of the Housing and Planning Act the planning service is exploring an opportunity to provide planning officer resource to a nearby council through a private company, HBC Commercial Limited. Generating income and an understanding of commercial reality will benefit the council in the short and longer term.

Developer investment interest in the borough remains high with regeneration opportunities in Waterlooville and Havant town centres and Leigh Park centre all being progressed as part of the Prosperity Havant agenda. Alongside developer/investor discussion opportunities to lever in Solent LEP and Homes and Communities Agency funds are also progressing.

Major Developments – Progress Update

At Dunsbury Hill Business Gateway work is progressing on the erection of the Fat Face building, the access road is complete and the Asda roundabout works are nearing completion.

On the 14 July the new M&S store opened together with the Mothercare opening in the original Next store. The quality of these occupiers shows strength in the offer of Havant in the wider market and can only be positive for the future.

Housebuilding

The Market Parade resolution for 130 apartments and the 175 dwellings at Bartons Road Havant are both moving through Section 106 negotiations prior to decision being issued in August. Permission issued for 41 apartments at former Wessex site in Havant. A new application submitted by McCarthy & Stone for 33 retirement apartments at Hayling Billy PH on Hayling Island. The Portsmouth CC applications in Leigh Park are progressing at Kingsclere Avenue (38 dwellings – delegated approval in August) Blendworth Crescent

(51 dwellings) and Holybourne Road (11 dwellings) are both scheduled to be considered by Development Management Committee on 18 August.

A Development Consultation Forum (DCF) was held on the 9 June to hear about the initial ideas of Barratt David Wilson Homes for the site adjacent Selangor Avenue, Emsworth. This is one of the sites identified in the Local Plan Housing Statement for early release and therefore a planning application can be expected shortly.

There are other pre-application discussions taking place proposals for further house building and the publication of the draft Housing Statement is likely to accelerate this. This continues to show the strength of the local economy and the demand for new homes.

Planning Policy and Urban Design

The PUSH Spatial Position Statement was published at the Joint Committee on 7 June. This sets out the housing need for all the councils in the PUSH area. The figure of 11,250 homes needed in Havant Borough up to 2036 now forms the basis for what the government will expect the Council to plan for. This is a significant increase over the housing levels planned for in the existing local plan therefore Havant requires a review of the Local Plan.

In a potential period of developers speculating on any site in the borough swift action is being taken to manage the situation and Cabinet agreed to publish the Local Plan Housing Statement on the 20 July. The Housing Statement is subject to a period of consultation from 25 July until 9 September and identifies greenfield housing sites that could be released early to maintain a five year housing land supply. Alongside the early release sites two strategic sites are proposed which must be planned comprehensively as part of the evolving local plan to maximise infrastructure benefits for the future prosperity of the whole borough.

A supplementary Planning Document on car parking standards is also before Councillors tonight. This proposed to change car parking standards from a maximum to a minimum. This is to take on board the NPPF but most importantly get more parking on new housing developments.

Development Management Committee

The rotating chair approach on Development Management Committee has so far been working well and will continue to be monitored.

Economic Development and Business Support,

The Virgin Kitesurfing Armada was held over the weekend of 17-19 June. This national event supported by HBC attracted thousands of visitors from the UK and beyond and included a successful kitesurfing world record attempt - 423 kitesurfers completed the course beating the old record by 8. This event is well received locally and provides the public (including 250 local school

children) with unique opportunities to engage in kitesurfing in one of the best locations in Europe. The media exposure of Hayling Island through Sir Richard Branson's video blogs, Virgin's media partners and social media is extremely valuable to our local economy. Havant Borough Council secures the event in the borough by supporting the organisers including allowing use of council land.

Following this year's event, the organiser held a further event - the 'Kids Armada' on 16th July to promote the sport, including taster sessions for local children.

Town centre update - HBC continues to support events that attract footfall and trade into our town centres. This includes a very successful Waterlooville Classic Motor Show held on 2nd July. Looking ahead Emsworth British Food Fortnight takes place from 16th to 25th Sept including engagement with schools and colleges, two markets and a beer and cider festival.

Support for new businesses - Applications are now being received from new businesses for HBC's start up support programme. The scheme incorporates £1000 grant funding along with valuable business planning and advice that is critical to early stage businesses.