

Cabinet Lead Reports – Full Council 13th Dec 2017

Councillor David Guest: Cabinet Lead for Planning and Place Making

Planning & Housing Development

Development Management continues to perform very well in terms of National Statistics maintaining our reputation as a customer focused service. The recent Developer Breakfast attracted local and national developers and was an opportunity to get the message across about the need for infrastructure to support all the development growth.

Planning application levels remain high, although more householder applications, possibly due to the uncertainties around more significant house moves.

Since 1 November all Planning officers are logging time spent on applications in order to understand the variance in time and cost taken to deal with all the different types of applications.

Recent and programmed DCF meetings would indicate that we should get some major applications in the New Year, which is good for the borough bringing homes, jobs and a range of other benefits.

Steve Weaver is taking a Secondment opportunity to lead the Development Management team in Waverley BC for 6 months in the New Year. We will be covering his responsibilities within the existing team, which will be challenging, particularly during the busy New Year/Spring period.

Planning Policy and Urban Design

Work on the Havant Borough Local Plan 2036 continues with Cabinet due to consider the consultation on the Draft Local Plan on 18th December. If Cabinet choose to proceed, consultation would take place from 8th January to 16th February 2018.

The DCFs that have been taking place recently show clearly the development interest in the Borough. It is crucial to keep positively planning for the future of Havant Borough so that we have an up-to-date framework within which to determine significant planning applications.

There have been delays to the evidence base regarding transport which have been regrettable but outside of the Council's control. However it should be born in mind that the Draft Local Plan is, as the name suggests, a draft. Work is continuing on the evidence base and the pre-submission plan will not come before Cabinet and Council without this evidence in place and informing the plan itself.

The Local Plan is one of the best examples of a corporate project within the Council. It has had input from officers across the organisation and there are few teams which have not inputted in some shape or form. The project shows the depth of expertise within the organisation and the desire to work together towards common goals.

All members have also had the chance to contribute. The Draft Local Plan has been informed by three well-attended Local Plan Panels through the year. However there have also been six sessions, open to all members on:

- Moving on from the Housing Statement to a Draft Local Plan
- Affordable housing and CIL
- Housing sites
- Employment and gypsies, travellers and travelling showpeople
- Infrastructure
- Evidence base update, CIL charging schedule update, Cabinet and consultation arrangements.

Development Management Committee

Councillor training has continued to support members of DMC and chairs through a relatively busy period of meetings dealing with major developments, including Lidl on Hayling. With the number of recent DCF's and more in the pipeline for the New Year DMC can look forward to considering some major applications in the New Year.

Coastal Management & Climate Change

Beach Management Activities (2017-2022)

The first recycling campaign of the 2017-2022 Beach Management Activities took place during October 2017, lasting for 3 weeks. For the first time and in partnership with Hayling Golf Club, we recycled shingle from Gunner Point reducing the need to recycle from the Open beach. This volume of material enabled us to build the beach at Eastoke out to the full design width required before the winter period. We also transported a small volume of shingle to Ferry Road car park to assist with erosion issues here.

Shortly after all works were completed, Storm Brian hit Hayling Island, which combined high tides with powerful Atlantic swell waves. Despite this, the wide beach completed just days before took the brunt of the storm and flooding was limited the promenade and a small area at Creek Road. Works were carried out to clear the promenade and reinstate the beach crest as far as possible.

Currently, additional works are being planned to import additional shingle via road to the Eastoke frontage during January and February 2018 to reinstate the beach crest. These works will be planned to avoid the planned timber groyne maintenance works which are due to be on site in January 2018.

Beach Management Plan (2017-22)

The Outline Business Case for £3.3M of Environment Agency funding to continue beach management along south Hayling Island was submitted in

January 2017 and approved in April 2017. Planning Permission was granted in perpetuity in July 2017 and the Marine Licence was granted during August 2017, lasting for 10 years. Following agreement from Hayling Golf Club, the first beach management campaign of the new BMP started in October 2017 (as detailed above); allowing extraction from Gunner Point. We are currently planning the next phase of works and studies emanating from the plan in 2018/19.

Eastoke Splashwall

During an inspection of the Eastoke Concrete Splash Wall (at the rear of the prom), a series of concrete defects have been identified, including missing sealant and small areas of spalled concrete. In order to maintain the life span of the wall and avoid these becoming a more significant issue, the ESCP are preparing tender documents to undertake routine repairs to the splash wall. These works are planned for February-March 2018.

Defences east of Warblington

The ESCP completed repairs to a short section of damaged blockwork revetment east of Warblington. The works were carried out during October 2017, taking a period of 10 days. The ESCP will continue to monitor these areas on a regular basis for any changes in condition.

Broadmarsh Coastal Park

During June 2017 we replaced the section of damaged concrete revetment with rock revetment (as used successfully by the ESCP at North Portsea Island). The repairs are performing well, and allow better drainage flow through the structure and are more resilient to wave damage.

We are beginning to undertake an appraisal study to identify the longer term preferred option for replacement of the defences in light of the recent decision to cease repairing the revetment on a like-for-like basis.

Langstone Spit / Sailing Club

Officers from the ESCP met with Cllr Pike and members of the sailing club to understand their concerns regarding erosion of the spit and deterioration of the coastal defences. The ESCP has tabled with Cllr Pike and the Sailing Club an analysis of the historic shoreline position at this location, and has carried out a detailed laser scan of the spit; both of which are likely to feed into the Langstone FCERM project.

Regional Habitat Creation Programme

The ESCP have now finalised their strategic update of the Regional Habitat Creation Programme (RHCP), using flood defence Grant in Aid funding from the Environment Agency (up to £91k). This is currently being reviewed by the Environment Agency, with us initially receiving positive comments and national interest on the work we have completed.

The RHCP is legally required to identify opportunities for habitat creation across the region, to replace habitats lost through Flood and Coastal Erosion Risk Management (FCERM). With many opportunities for habitat creation within the Havant Borough (and wider ESCP area), it has been critical for us to inform and progress this programme. Future FCERM schemes to protect people and property rely on the successful provision of compensatory habitat.

The RHCP is administered by the EA, however limited progress has been made since 2011 other than the delivery of the Medmerry Managed Realignment scheme between Selsey and Bracklesham, West Sussex. Our Strategic Update work now confirms the quantity of habitat creation required in this region to meet our targets.

We are now working on the Tactical Stage of this RHCP project, for which we have received additional flood defence grant in aid funding (up to £84k). We are now prioritising sites for habitat creation and assessing their feasibility. This will result in a habitat creation delivery plan, that will help us meet our RHCP targets. Longer term, this should lead to funding for intertidal habitat creation on the ground.

Solent Bird Studies

A combined report for the Coastal Network Study and Bird Movement Study is nearing completion. The results of the analysis of 40,000 bird records and a series of recommendations for taking forward future FCERM and habitat creation projects will be presented with in report. Consultations with Environment Agency and Natural England (NE) will be undertaken before the final report is published

The data and analysis was been undertaken in collaboration with an update to the Solent Waders and Brent Goose Strategy, an interim report and a NE guidance notes will also be released in the near future.

It is anticipated that a final version of the report will be available and results can be disseminated in early in the new year.

Southmoor Habitat Creation Scheme

The Environment Agency have now submitted a planning application in respect to the habitat creation proposal for Southmoor.

In summary

- They engaged with the public at a drop in exhibition in May and a Stakeholders engagement event in July.
- The ESCP have undertaken habitat surveys, bird, water vole and reptile surveys to inform the project

- Their Asset team continues to monitor the sea defence and path and are liaising with the rights of way team over any Health and Safety Issues
- A planning application has recently been submitted, if successful, look to construct the scheme early in 2018.

The ESCP will continue to liaise closely with the Environment Agency on their plans and make sure we keep abreast of any developments.

Hayling Island Flood and Coastal Erosion Risk Management Strategy

The ESCP has prepared a project mandate and has submitted a business case to bid for grant in aid to undertake a strategy study for Hayling island. This study would address the strategic coastal management issues on Hayling holistically and set out a route map for the delivery of the North Solent Shoreline Management Plan (SMP); which recommended a strategy be developed.

The development of a strategy is the next step in the FCERM process and looks in more detail than the SMP and can lead to subsequent funding for schemes. The ESCP have recently delivered a Strategy for Gosport and Fareham Borough Council.

There remains some uncertainty as to how successful the funding bid will be in light of the fact previous attempts by the Environment Agency to secure funding for a study have been unsuccessful. The business case was submitted to the EA at the end of October 2017, with a funding decision expected towards the end of the financial year. Any study would carefully consider the objectives of HBC along side FCERM objectives, for instance planning, regeneration, tourism, and so forth.

At present we are not actively publicising this project until we have funding certainty, particularly in light of the sensitivities surrounding the HBC local plan.

Langstone FCERM Scheme – Outline design

The ESCP has prepared a project mandate and has submitted a business case to bid for grant in aid to undertake the outline design stage of this project. This scheme was recommended by the Portchester to Emsworth FCERM Strategy which has been adopted by HBC. The scheme is linked with the Southmoor managed realignment project being led by the EA because there is one continuous flood cell and one strategic management unit set out in the strategy.

HBC have allocated £75k of funding towards this stage of the project. A further CIL funding bid has been submitted to address the requirement for significant funding towards the detailed design and construction phases of the project in future years without which no scheme can progress. A funding decision is expected in the New Year.

Similarly, without a successful EA grant funding bid, the project will be unable to progress. The ESCP has obtained a letter of support from the Chief Executive of HBC for the project and an intent to seek further contributions, to support our business case for grant funding.

The business case was submitted to the EA in late October 2017, with a funding decision towards the end of the financial year.

At present we are not actively publicising this project until we have funding certainty, particularly in light of the sensitivities surrounding the HBC local plan. However, a short briefing has been given to local Councillors to provide an overview of the scheme, timescales and to highlight funding challenges.