

## **Cabinet Lead Reports – Full Council 10 July 2019**

### **Councillor Tim Pike: Deputy Leader of the Council and Cabinet Lead for Planning, Regeneration and Communities**

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#### **Planning Policy**

An unexpected issue has commanded significant resources over recent weeks. On 26<sup>th</sup> June, Cabinet considered and approved the Position Statement on Nutrient Neutral Development<sup>1</sup>. This was necessitated by a recent judgment of the Court of Justice of the European Union, which has brought residential development to a near halt across the Solent. This represents a significant threat to the council's regeneration and development agendas and carries with it a number of risks to the council (these are highlighted further in the Cabinet report). This necessitated a swift reaction from the council which is why the Cabinet considered the matter. The council is one of the first in the area to consider this matter and put forward a solution.

Moving forward with this, it is necessary for such an important matter to be appropriately scrutinised. As such, it will be considered by the Operations and Place Shaping Scrutiny Board as the 'implementation plan' which will be needed, building on the Position Statement, comes forward.

Although the topic of nutrient neutrality has diverted significant resources, work has also continued on the Havant Borough Local Plan 2036. In particular, officers are summarising the responses received to the consultation that took place earlier in the year and these will be published shortly.

Work has continued on other projects including the Old Bedhampton Conservation Area Review and the Parking Supplementary Planning Document focussed review, both of which were subject to consultation alongside the Local Plan earlier in the year. These will be appropriately scrutinised, again at the Operations and Place Shaping Board, before being considered by Cabinet and council in due course.

In addition to the above items, a refreshed Statement of Community Involvement<sup>2</sup> was subject to consultation earlier in the year. This has now been approved through delegated authority.

Finally, the Emsworth Neighbourhood Plan<sup>3</sup> also took a significant step forward recently. The plan was presented to the council and then, as required by the regulations, was subject to a formal consultation. Moving forwards, the Neighbourhood Plan will be subject to an examination before a referendum of Emsworth's residents takes place.

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<sup>1</sup> More detail is available [on the Council's website](#).

<sup>22</sup> More detail is available [on the Council's website](#).

<sup>3</sup> More detail is available [on the Council's website](#).

## **Regeneration**

Councillors will continue to be updated at seminars as our comprehensive regeneration agenda gathers pace. Further opportunities to question the Cabinet Lead and officers will be available at the Operations and Place-shaping Scrutiny Board.

A feasibility study assessing the technical and financial viability of a heat network for the area around Havant public sector plaza and surrounding area will be refreshed in the light of regeneration plans.

## **Estates**

A new management team is now in place for Estates.

We are undertaking a program of rent reviews and licence renewals. From the first two rent reviews we have generated an additional £9k of revenue.

We are developing a cost pricing matrix to ensure reasonable costs are recovered to ensure fairness and consistency.

We have recently renewed the Management Agreement with the RSPB for West Hayling Nature Reserve. While we do not generate any rental income from this, the RSPB manages the land at no cost to HBC.

We have granted approximately 20 short term licences at an average price of between £100 to £250.

In addition to continuous improvement of the day to day operations, the new team is undertaking a full review of the service. The aim of this is to identify opportunities for efficiencies and performance improvements. This program of work includes a review of the whole council Asset Management Strategy and the introduction of a new Estates Data Management system, called Concerto. We expect this work to be completed by March 2020.

## **Housing**

A Homelessness Review was recently completed which will feed in to a Homelessness and Rough Sleeping Strategy and action plan. This will be coming to Cabinet for approval later this year.

£35k has been received from the £11M Rough Sleeping Initiative funding which will be utilised to fund an outreach worker across HBC and EHDC to engage with rough sleepers and put measures in place to support, both directly and via the community.

We are currently working on reviewing the landlord offer to improve incentives for private sector landlords to engage with provision of accommodation for those facing homelessness.

## Affordable Housing Delivery

There are a variety of sites within the area currently seeking planning approval, that will deliver a significant number of new affordable homes.

Some of our Registered Provider (RP) partners are actively seeking sites to enable them to develop complete mixed tenure schemes; this can enable Homes England to award increased grant rates if the provider is proposing to deliver more than the percentage of affordable homes required by policy (s106 units). In June 2018 the government published an addendum to the Shared Ownership Affordable Homes Programme 2016-2021 which outlined the opportunity to bid for grants to develop Social Rent in areas of high affordability pressure. Homes England has confirmed that Havant is one of those areas, and that they are currently in contact with some of our local RP's to discuss their delivery programmes.

The Emsworth Community Land Trust was formed last year and now has over 300 members. Havant Borough Council made a grant payment of just over £40,000 to enable them to fund, amongst other things, a detailed housing needs assessment for Emsworth, which will act as an evidence base for the type of housing required by the area. The trust is actively involved in searching for sites suitable for community led housing.

New Affordable Housing completions to 31<sup>st</sup> March 2019.

|                            | <b>Affordable Rent</b> | <b>Shared Ownership</b> | <b>Social Rent</b> | <b>Intermediate Rent Grainger Lets</b> | <b>Rent to Buy</b> | <b>Totals</b> |
|----------------------------|------------------------|-------------------------|--------------------|--|--------------------|---------------|
| <b>Q1 Apr-June</b>         | <b>11</b>              |                         |                    |  |                    | <b>11</b>     |
| <b>Q2 July-September</b>   | <b>48</b>              |                         |                    |  | <b>12</b>          | <b>60</b>     |
| <b>Q3 October-December</b> | <b>8</b>               |                         |                    |  |                    | <b>8</b>      |
| <b>Q4 January-March</b>    |                        | <b>15</b>               |                    |  |                    | <b>15</b>     |
| <b>Totals</b>              | <b>67</b>              | <b>15</b>               |                    |  | <b>12</b>          | <b>94</b>     |

The target for 2018/2019 was 70 units which has been exceeded by 24 affordable units.

The target for 2019/2020 is also 70 new affordable units, and so far in Q1 Apr-Jun, 38 Affordable Rents have been completed by PCC at the Fred Francis Close development in Leigh Park as part of their wider AR developments over three sites in our area, two of which completed last year, Holybourne Avenue and Steep Close. From a planning perspective all three sites were treated as one development for calculating the affordable percentage required, and then secured by a s106 agreement. In total PCC developed 97 units, of this number HBC had 33 (25 at Steep Close, and eight at Fred Francis) to

advertise on Hampshire Home Choice on behalf of PCC; this represented 34% of the total units.

### **Developments currently under construction:**

#### **The Haven- Emsworth**

- Full application granted for 125 units including 30% affordable (38 units). Tenure of affordable split 70/30 Affordable Rent/Shared Ownership. Registered Provider Aster Homes. 13 Shared ownership already completed and handed over, remaining 25 Affordable rent homes anticipated 2019/20.

#### **Land South of Bartons Road, Havant**

- Full application granted for 175 units including 30% affordable (53 units). Tenure of affordable split 66/34 Affordable Rent/Shared Ownership. Registered Provider Aster Homes, currently in correspondence re variation to s106 agreement. Start on site achieved. Affordable completion dates to be confirmed.

#### **Land off Selangor Avenue, Emsworth**

- Full application granted for 161 units including 30% affordable (24 Units). Tenure of the affordable will be split 50/50 Affordable Rent /Shared Ownership. Registered Provider Sage Housing, currently in correspondence re variation of the s106 agreement. Start on site achieved. Affordable completion dates to be confirmed.

#### **Waterlooville MDA- Berewood**

- Phase three under construction, on WCC side of the borough boundary line however new properties are available to Havant Hampshire Home Choice applicants as well as those on the Winchester register. Future development on this site will also be in Winchester area, but our applicants will continue to have access to the homes.

### **Future/Pipeline developments:**

- **Oak Park Wellbeing Campus.** Full application submitted and granted.
- **Padnell Grange.** Pre-application stage, 86 units in total
- **Woodcroft Farm Phases 2 and 3.** Permitted, Phase 2 RP Aster Homes 40 units, phased completion from 2020.
- **Colt International site, New Lane, Havant,** up to 100 new homes in total.
- **Forty Acres, Bedhampton,** 320 dwellings in total, 96 affordable.
- **Campfield, Land west of the crematorium, Bartons Road Havant,** up to 72 homes in total.
- **Land East of Castle Lane,** 49 units in total, 14 affordable.

- **Woodcroft Copse, Lovedean.** A complete site of 43 affordable units, developed by The Guinness Partnership including homes for **Social Rent** and Shared Ownership.

### **Building Control**

**New IT System.** The Introduction of the new Building Control IT solution, Tascomi, is progressing well and remains within budget.

- The new cloud-based solution will improve the service for residents, enable mobile working while reducing the cost of travel and stationery.
- Most of the supporting hardware has arrived on site (tablets and scanners).
- The first of three data migration tests have been completed successfully.
- Work continues on the integration with the Capita finance system (Integra2)
- Introductory staff training has been completed, staff familiarisation with the system is ongoing.
- We are on track for a 'Go live' date in September 2019.

**Business as Usual.** The team continues to deal with a variety of projects from small scale domestic to larger commercial including the Dunsbury Farm industrial units which is nearing successful completion.

Performance targets for application processing continue to be above target despite difficulties caused by several key staff being off on long term sick earlier in the year, with over 90% of applications being processed and either a decision made or comments on the application passed back to the customer within 15 working days.

### **Property (including Plaza)**

Electric vehicle charge-points are to be installed at the Plaza. Quotes will be obtained from the contractor operating public charge-points in HBC carparks. The aim is to provide a charging facility for Environmental Health fleet vehicles, and to offer public access when possible. Investment in this facility is required by council, since anticipated public demand is smaller than required to attract third party funding.

It has been a busy few months in the Facilities Team where it successfully organised and delivered the Annual Mayor Making Ceremony, along with the Banquet and Civic Service in May. Support was also given to the Elections Team as they prepared for and delivered the borough and European elections. The planning and logistics of both counts going extremely well within the Plaza.

### **Sport and Leisure**

**Kite Surfing Armada** - The Kite Surfing Armada has taken place on Hayling Island over the weekend of 21<sup>st</sup> – 23<sup>rd</sup> June. This national event has been

delivered on Hayling Island for the last seven years. This year the community outcomes for the event were bigger than ever, with 420 school children attending on the Friday to take part in educational workshops and to learn about the sport of kite surfing.

This event is supported by Havant Borough Council and sees a significant number of visitors (approximately 7,000) visit the area to enjoy the coastline.

**Havant Rugby Club** - Officers are currently working closely with Havant Rugby Club to support its aspirations to enhance the provision of rugby at the Hooks Lane site. Discussions are ongoing relating to various aspirations. In addition, Community Sport & Leisure officers are working with the Civil Engineering team to understand the viability of improving the car parking provision on site to support the increased demand for rugby in the area following the installation of the artificial grass pitch last year.

**Front Lawn Community Hub** - Officers are currently working closely with the Hampshire FA to support the development of a new school holiday multi-sport programme, to be delivered at the Front Lawn Community Hub. It is hoped that the accessible holiday programme will provide an opportunity for young people to partake in structured physical activity programmes at a high-quality facility. Officers have facilitated a Sport and Physical Activity Alliance (SPAA) funding bid to support the marketing and delivery of the sessions.

**Get Up & Go Project** - The Sport England funded Get Up & Go project continues to grow, offering a number of activity programmes for inactive adults aged over 55. Sessions include:

Coastal rowing, Pilates, Yoga, guided walks & fun fitness sessions. Sessions are also now being delivered from the Plaza and are available to staff.

Links have been made with The Spring Arts & Heritage Centre who will be offering ballroom dancing sessions to coincide with the next series of Strictly Come Dancing and Heritage Trail walks.

**Havant Sports Conference** - Officers are currently in the process of developing the Havant Sports Conference, to be held at the Plaza on Wednesday 2<sup>nd</sup> October. The event will encourage all borough sports clubs to attend and participate in workshops to help them develop the skills required to improve the sustainability of their clubs.

### **Civil Engineering and Landscape Team**

Warblington Footbridge

A Development Service Agreement is being drafted by Network Rail to complete a feasibility study by April 2020 to construct a pedestrian bridge. The plan is to be in a position to sign the agreement in early July 2019.

Warblington Interchange Feasibility Study

A feasibility study is underway to investigate the potential for implementing an A27 westbound jet lane from the A259. We are currently awaiting traffic data outputs from Hampshire County Council.

#### Bushy Lease Cycle Route

A planning application has been submitted to convert a section of existing footway and construct a new section of shared use cycle route and bridge, to cross the Hermitage Stream, from Park House Farm Way to Fitzwygram Way in Dunsbury. Site clearance to undertake a topographical survey is planned for September 2019. Ecology study completed and recommends the presence of an ecologist during any works. Detail design and implementation to follow topographical survey.

#### Elmleigh Road, Havant Off road cycle route

CIL project connecting off road cycle provision from recently completed on New Road to Havant footbridge. The project will create a 3m wide shared footpath to encourage sustainable transportation. The design will include an upgrade puffin crossing upgrade to a toucan to accommodate bicycles. Aiming to be on site in Q4 2019. Detailed design is currently ongoing and tender process will follow.

#### West Street, Havant

Feasibility study into the pedestrianisation of West Street opposite Saint Faith's Church. This project will involve trialling the closure of West Street for vehicles. Should this be successful we would look to raise the carriageway to the height of the footway.

#### Hayling Island Access Improvements Phase 1

Proceeding to tender with the Tournurbury Lane and Elm Grove sites. Tournurbury Lane crossing is expected to start on site in mid-August 2019. The Elm Grove puffin crossing project is expected to start during the week commencing 3 September 2019 and to be completed by mid-October 2019. The Legion field project will only be tendered if the future maintenance responsibilities are agreed with the land owner.

#### Hayling Island Access Improvements Phase 2

This phase covers the Hayling Park footpath upgrade, footpath 89 upgrade and footpath 102 resurfacing works. The projects have all been designed but Hampshire County Council and Parkdean are still dealing with the land dedication issues. The projects are expected to commence on site in spring 2020.

#### Scratchface Lane, Bedhampton

The project has been split into two, the first section is an on-road cycleway from Hillmead Gardens through Newbarn Road to its junction with Hulbert Road. This will proceed to a new off-road shared cycleway from Newbarn Road to Willowdene Close which will link into an existing shared cycleway towards the ASDA roundabout. The design has been carried out and approved, the project will be tendered early July and expected to start on site at the beginning of September 2019.

The part of the Scratchface Lane project from Hillmead Gardens to College Road. The initial site clearance works have been carried out and the project is expected to start on site in October 2019

Hobby Close, Waterloooville drainage (CIL)

Phase 1 works complete. Phase 2 works including a land raising option being designed in association with the We Big Local team and Portsmouth City Council. If implemented the major works would be at zero cost to the council (the land drainage still required would still be charged to CIL). Phase 2 expected on site summer 2020.

Scratchface Lane, Bedhampton recreation ground

A land raising option to address significant seasonal drainage issues at this site is being progressed with a planning application expected later in the summer. Any works (assuming land raising proceeds) would be at zero cost to the council with a potential financial contribution received.

Jubilee Park Waterloooville drainage

Investigation continues. Any new piped system would be in place before the winter.

Interbridges Link, Emsworth

An east-west shared cycle track linking Washington Road and New Brighton Road, avoiding the subway under the A27 that sometimes floods. The scheme improves access from south-west Emsworth to the railway station, with cyclists able to use off-road routes for the entirety of their journey to access the station. Ecology has been completed; the final go-ahead from Hampshire County Council (who hold the funds) is expected imminently, which would allow construction during the summer. When complete, this rounds off the cycle network improvements originally identified in 2015 using S106 funding from the Hampshire Farm development.

Transforming Cities Fund

Hampshire County Council is leading on this bid for government funds to improve sustainable transport across Portsmouth, Havant, Fareham and Gosport. The CELT team was awarded the commission to design measures in Havant town centre and these have now been submitted to the department for



Transport. The proposals include interventions along Park Road North, Park Road south, Solent Road and Langstone Road. If the bid is successful, the works would commence next April and run across a three-year programme.

The wider TCF bid programme (being undertaken by Atkins on behalf of HCC) covers the whole route between the borough boundary at Farlington and the town centre, and from Widley to Waterlooville on the A3.

### Langstone Road Cycles Phase 3

We have had to abandon plans to implement our preferred option for closing the final gap in the Langstone Road cycle route, which would have seen the path alongside the A27 sliproad upgraded. This is due to significant costs invoked by Highways England. We are now looking to close the gap using another route.

### Rusty Cutter Link Road congestion scheme (CIL)

We continue to work with Highways England towards delivering a scheme on this important link road which would allow two lanes of northbound traffic. As there is a connection here with works proposed under the Transforming Cities Fund project, we are taking stock to see if there is any value add to the CIL funded works that could be made to best use what is being provided under the TCF works. This could include an off-road cycle track on the west side of the link road to connect the 'tear drop' roundabout to the Rusty Cutter without cyclists being forced to cross the road just north of the 'tear drop'.

### Local Walking and Cycling Infrastructure Plan

Work to prepare our LCWIP proceeds well with the first engagement events with principal stakeholders planned for early summer. When complete the plan will enable walking and cycling schemes to be quickly and systematically identified and the role of developers funding sections of the network will be clearer.

### Hayling Billy Trail waymarking

Improved waymarking is to be introduced on the Trail. Hampshire County Council is funding this work, with CELT co-ordinating activity 'on the ground'.

### Lavant Stream environment scheme

This scheme seeks to improve the water quality, accessibility and biodiversity of the Lavant Stream which runs through central Havant. Led by the Environment Agency, CELT is helping them develop a CIL bid for 2020/21 which would include a 'proof of concept' intervention (perhaps either at Solent Road or at Prince George Street). The intention is to create a walking and cycling route that closely follows the course of the river, raising awareness of its presence and historic significance.

## Milton Road Bus layby

The design of a bus layby in Milton Road near its junction with the roundabout on Hambledon Road has commenced. The bus layby will create a safe space for buses to stop while easing the traffic queues up to the roundabout that currently occur when buses stop to pick up passengers. The implementation of the scheme is due to take place in spring 2020.

## Elettra Avenue

The design of a refuge on Elettra Avenue to 'fill a gap' in the borough's cycle network is under way. The implementation of the scheme is due to take place in spring 2020.

## Hambledon Road

The design of an off road cycle scheme on the north side of Hambledon Road has commenced. When implemented the scheme will fill another missing link in our cycle network. We would expect the scheme to be implemented in spring 2020.

## **Sustainability and Climate Change**

Three electric vehicle charge points in Havant BC carparks have been commissioned at no cost to the council. Emsworth South Street, Leigh Park, Tidworth Road and Waterlooville, Wellington Way. Usage and income to be reported quarterly, starting in September to show activity for all three locations to be fully operational for at least three months.

There is a proposal for endorsing a local authority-owned Energy Supply brand 'CitizEn Energy'. Led by Southampton City Council, it offers stable and equitable tariffs for gas and 100% renewable electricity. A key aim is to alleviate fuel poverty. Some legal issues have been identified, and a full paper is in production. As a council to council contract, it must be approved by full council at a future meeting.

Retrofit of energy-saving measures continues under the brand Cosy Havant, provided through the Energy Company Obligation 3 (ECO3) funding.  
Statements of Intent

<https://www.havant.gov.uk/sites/default/files/documents/HBC%20Sol%20ECO%20v2%20Nov18%20%281%29.pdf>

In the first quarter of 2019-2020, just over £90,000 has been approved for cavity wall insulation, loft insulation and installation of new or replacement boilers for residents on low incomes and vulnerable to cold.

An exercise to establish an efficient process to approve projects has commenced. A key focus is to maintain the momentum for energy-efficiency measures for Havant residents, whilst ensuring GDPR (general data protection regulations) compliance.

## **Community Development, Health and Wellbeing**

**Volunteer Awards** – working in partnership with Community First, Havant Borough Council hosted the bi-annual Volunteer Awards Ceremony which saw 18 awards presented to teams and individuals for their outstanding, selfless contribution to the local community. Over 120 guests attended the ceremony which featured videos of the winners and also a presentation from the local community project Right to Work.

**Events** – Kate Pontin has taken over the events administration role within the team. The Bygone Festival which is taking place on Haying Island 6/7<sup>th</sup> July is amongst the forthcoming events to be held on council-owned land.

**Lottery** – the Communication and Engagement Plan is now being implemented as a push to increase ticket sales which have fallen but are still healthy in terms of generating income for Good Causes and significantly better than other authorities.

|                                     |           |
|-------------------------------------|-----------|
| Total Good Causes registered        | 70        |
| Weekly Ticket Sales                 | 1137      |
| Total amount raised for Good Causes | £45904.20 |

Current promotion work underway includes

- New poster, advert and design materials being developed
- Monthly emails to Good Causes launched (first email sent June 19)
- Publicity following winner of £2,000 prize
- Presentations at local Community Network meetings.
- Development of the previously underutilised Lottery Facebook Page.

**Leigh Park Community Engagement** – with a significant number of local community stakeholders supporting the project, the Leigh Park Life survey is currently being distributed and completed across the whole Leigh Park area. The response rate is already pleasing, with partners enabling access to hard to reach residents to ensure all groups have the opportunity and support to participate. Further activities and workshops are planned for the summer. The outcome of this survey and subsequent follow up workshops will help inform the regeneration plan around the provision of community facilities for the future.

**Hayling Island Community Engagement** – working with the Beachlands Response Team a survey is being developed to use with Hayling Island seafront users to better understand how and why people are using the beach, to identify priorities and understanding of current bylaws and regulations and to support the council's commitment to the Blue Flag Award. As part of this work, potential user groups will be identified for future consultation and a stakeholders group of beach operators will be developed to improve communication and to clarify areas of responsibility