

## **Cabinet Lead Reports – Full Council 16 June 2021**

**Councillor Clare Satchwell**

### **Cabinet Lead for Planning, Hayling Seafront Strategy and Coastal Management**

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In the two short weeks since I was appointed as the Cabinet Lead for this portfolio I have met with many key officers and read reams and reams of information. I am grateful for the help and support I have received from officers as well as my predecessor Cllr Gary Hughes.

Setting out the strategy (where appropriate) for officers under the new administration for this portfolio is my primary focus whilst juggling the day to day issues that arise.

For Hayling Seafront an urgent review of the situation in West Beach is required. You will read in this report how dramatic the changes have been. A change in direction is likely to be required if a viable option that integrates with the wider plan can be found. With this in mind I will be setting the challenge to officers that they bring forward costed options for West Beach within a target time frame of three months.

I am working closely with Cllr Tim Pike who is supporting me with Hayling Seafront related regeneration work. It is essential that we have a clear vision for the Seafront so time or money is not wasted. Officers are really keen to get started and I plan that we look to roll out iterative improvements that all contribute to a much bigger vision and overall plan.

Alongside Simon Jenkins I met with Barratt Homes. During this productive meeting we discussed the importance of learning from each development and improving the experience for residents for subsequent developments.

I am grateful to be supported by Yvonne Weeks who is one of the newly appointed assistant portfolio holders who will be working on Planning & Planning Enforcement.

There really is so much to do and I am confident that by working together we can deliver improvements that benefit the whole borough and beyond.

## **Development Management**

### **Covid-19**

The impact of the Covid-19 pandemic on working practices continues, and case officers have continued to routinely work from home with only limited members of the business support team and case officers attending the Plaza where they are not in a position to work from home. Site visits have significantly reduced and are only carried out where absolutely essential, with appropriate risk assessments in place.

At the same time, since July 2020 there have been unprecedented numbers of new applications and enquiries received in the team - the Planning Portal reporting 2020 as being its busiest summer on record for application submission, and with record numbers of applications continuing to be submitted through the Planning Portal in February and March 2021.

Despite these challenges, the team have been able to maintain a high level of performance, with over 90% of applications determined within agreed deadlines during 2020/21 as a whole.

### **Casework**

A large number of significant planning applications remain under consideration by the team, including a number of cases where technical issues and/or S106 negotiations are prolonging the time being taken to reach a decision. These include Wellington Way redevelopment, Waterlooville (264 apartments and multi-storey car park); new 81 bed hotel at Larchwood Avenue, Bedhampton; BaE Systems site redevelopment, Waterlooville; Padnell Grange, Cowplain (86 dwellings); Camp Down, Purbrook (hybrid application for up to 780 dwellings, community/nursery facility, retail unit and public open space); land west of Coldharbour Farm Road, Emsworth (44 dwellings); land west of Hulbert Road, Havant (120 dwellings); former SSE site, Bartons Road, Havant (191 apartments and 2 drive-thru restaurants); land west of B&Q, Purbrook Way, Havant (new Lidl foodstore); Mill Rythe Holiday Village, Hayling Island (new holiday accommodation); 32 New Lane, Havant (redevelopment of Pfizer site with new distribution warehouse facility); and Brockhampton West (up to 29,000sqm employment units).

### **Planning Committee**

Returning to the Committee at its meeting on 10<sup>th</sup> March was a revised application for Land at Sinah Lane (195 dwellings), one of the Submission Local Plan's proposed housing sites, which was submitted whilst an earlier scheme for the site remains the subject of an appeal against non-determination. The Committee resolved to grant permission for this revised application, and the necessary S106 Agreement is now nearing completion.

The Committee also granted permission for the change of use of a B&B/dwelling to form a Children's Home at its meeting on 18<sup>th</sup> March; and

refused permission at its meeting on 27<sup>th</sup> May for a scheme for 9 new dwellings on land at Fowley Cottage, Emsworth on grounds of inefficient use of land. That same meeting saw a change of use of existing offices in Bedhampton to form 6 new flats approved.

On 3<sup>rd</sup> June the Planning Committee considered the applications for Havant Thicket Reservoir and the associated pipeline at the meeting on 3<sup>rd</sup> June and resolved to grant permission, subject to completion of a section 106 legal agreement and subject to EHDC approving their part of the reservoir application site, to be considered on 9<sup>th</sup> June.

With regards to the refusal of permission for Land at Lower Road (50 dwellings), one of the Submission Local Plan's proposed housing sites, following a public inquiry held between 2-5 February as part of the appeal lodged by Bargate Homes, the outcome is still awaited.

### **Planning Policy**

The examination of the Havant Borough Local Plan continues to progress well. Since the submission of the Local Plan on 12<sup>th</sup> February, the appointed inspectors have written several letters to the Council which officers have responded to.

More recently, the Matters, Issues and Questions have been received, which is the next substantial stage in the examination. These comprise of 114 questions which the inspectors are asking for statements on, both from the Council and other interested parties.

The first stage of hearings for the examination will also take place on 12<sup>th</sup> to 16<sup>th</sup> July and a draft agenda has been published in the examination library on our website. These hearings will comprise discussions on strategic matters associated with the local plan, including legal compliance, housing, ecology, Hayling Island, the Mainland Transport Assessment and viability.

Our innovative and proactive approach to addressing nutrient neutrality has also been recognised. The Warblington Farm Mitigation Scheme and the Council's Position Statement and Mitigation Plan for Nutrient Neutral Development has been shortlisted for a Planning Award in the 'Planning for the Natural Environment' category.

### **Planning Enforcement**

Recent months have seen an increase in demand on Council enforcement services with current case numbers increasing by some 20% sitting in excess of 150.

Cases range from unauthorised works to listed buildings to untidy sites. The increase in people working from home and indeed undertaking improvement

works has led to an increase in reports of unauthorised change of use (20 current cases) and unauthorised building works (56 current cases).

Lockdown and the necessary change in operating procedures whereby site visits were severely restricted placed an additional operating pressure on the team and led to an increase in customer complaints. With development continuing during lockdown there has also been an increase in reports of non-compliance with conditions with some 56 cases currently under investigation. The efforts of the team to maintain their services during the past year has recently been recognised through a team “you are a star” award.

### **Hayling Seafront Strategy**

The environmental screening reporting is currently going through statutory consultation this month to both internal and external partners over a 5-week period. Feedback is expected in the coming weeks.

Having completed the information gathering stage, the project will now move this month into the option appraisal phase; reviewing the longlist to shortlist of options and updating the baseline modelling and economics.

The webpage has recently been updated to reflect the summary of aspirations and opportunities identified at the stakeholder workshops held in November 2020 <https://coastalpartners.org.uk/project/aspirations-and-opportunities>.

Over the next 6 weeks the project team will be planning the next phase of the project engagement with stakeholders, planned for early / mid July 2021. More details to follow in due course.

### **Coastal Management**

#### **South Hayling Beach Management Activities (BMA) (2017-2022)**

Beach management works were completed on 29<sup>th</sup> March 2021, following a storm event in mid-March which reduced the standard of protection to the properties at Eastoke. The works moved ~4,000m<sup>3</sup> shingle between the Coastguard Revetment and Eastoke to reinstate the beach.

These works were funded by the Environment Agency. A beach survey was undertaken in mid-April to monitor the condition of the beach and help to understand the movement of beach material along the coastline. A further survey will be undertaken towards the end of the summer, prior to any decision regarding additional beach management works being undertaken. The beach helps to maintain the 1:200-year standard of protection and reduce the risk of coastal flooding and erosion to the properties at Eastoke.

The promenade was cleared in March by NORSE, and the rear face of the beach was profiled by our beach management Contractors to allow a safe slope angle for access to the beach from the promenade by pedestrians.

We are currently undertaking a procurement exercise to appoint a new beach management Contractor. This contract will run from 1<sup>st</sup> July 2021 to 1<sup>st</sup> April 2022, to ensure that any works which are required can be undertaken efficiently during this period.

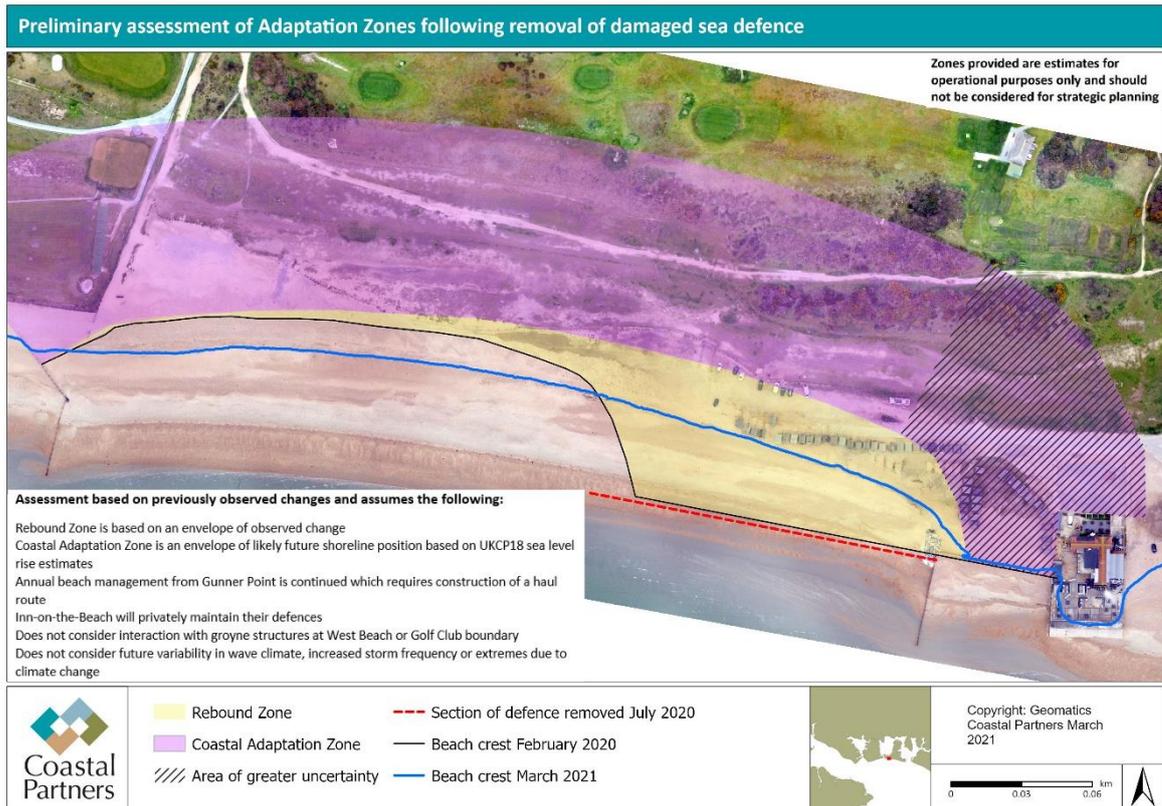
Positive discussions continue between Coastal Partners and Hayling Golf Club on our collaborative working approach.

### **West Beach – Review of evolution since defence removal July 2020**

Following the removal of a section of the wooden revetment at West Beach in July 2020, there has been a steady roll back of the beach crest immediately behind the section of revetment removed as was expected. Beach groynes were removed in November 2020 and February 2021 as they became outflanked.

In the 9-month period between July 2020 and March 2021, the beach crest at the eastern section of the beach has steadily retreated landward by approximately 3 metres per month which has resulted in a total cut back of 29m. Comparatively, the beach crest at the western end of West Beach has remained stable over this same period and has actually accreted by 2m since February 2021. The crest here currently sits 13m seaward of its position in February 2020. This suggests that the groyne structure fronting the Golf Course is working to limit the amount of sediment that is transported west towards Gunner Point, helping West Beach reach a natural crenulated bay shape around the section of revetment that remains in place.

The position of the beach crest in February 2021 lies within the estimated initial cutback risk zone area identified prior to the structure being removed. It is expected that under average wave and weather conditions the beach crest may continue to roll back into the 'rebound zone'. An increase in high magnitude storm events may cause periods of increased erosion across the West Beach frontage. Further monitoring is required to advise on future actions.



## Broadmarsh Coastal Park, Flood and Coastal Erosion Risk Management (FCERM) Feasibility Study

The additional work for the northern frontage is now complete, giving us a complete picture on the leading technical options and an updated cost profile across the whole Broadmarsh frontage.

The implementation stage of the project is in progress, carrying out the broader outcomes and funding strategy. Three internal virtual meetings and two external meetings have taken place so far, with a couple more planned over the coming month.

On completion of this piece of work over the next few months, a decision will be made as to how the scheme could be funded and taken forward.

## Langstone Flood and Coastal Erosion Risk Management (FCERM) Scheme – Detailed Design

The design procurement process has been successfully concluded and the project has appointed AECOM as the Detailed Design Consultant. AECOM had previously worked on Langstone to provide the Option Appraisal and Outline design work, and therefore ensures there will be continuation and understanding throughout the progression of the scheme.

AECOM's work will also be supported by the integration of specialist services of:

- Wessex Archaeology – Heritage and Archaeological Support,
- J T Mackley Ltd – Early Contractor involvement Support and,
- Faithful & Gould – Cost Consultancy Services.

With the consultants appointed the Detailed Design has begun and this is expected to take approximately 12 months to complete. AECOM are currently planning the site and structural investigations which will inform the design process.

The Project Team have also been continuing with stakeholder and community engagement. Residents of Mill Lane and Harbourside, on the west of Langstone were invited to a dedicated meeting to discuss the Additional Scheme plans and potential contributions to enable our preference for the additional scheme to be constructed with the Core scheme. A fourth Stakeholder Working Group Meeting has been held. Representatives from community groups, stakeholders, and consultees are members of this group and we discussed the expected design process, decision points, engagement plans as well as including a workshop to explore the possibilities to encourage greater community and business contributions to project funding. This stakeholder group membership has also been extended, since the option appraisal stage to include new local action groups (Save our Shores, Mill Lane and Harbourside Residents, and Frontline Action Group). We will continue to consult widely with individuals and groups throughout the process.

The programme remains for detailed design to continue through to spring 2022, at which time they will be presented to Cabinet for approval to progress. Planning and consenting will take until approximately March 2023 and construction is hoped to start with the lifting of the annual overwintering bird restriction in April 2023.

### **Coastal Partners Geomatics Division**

Our Geomatics Division have started the first of many coastal monitoring surveys for the new 6-year phase of the Southeast Regional Coastal Monitoring Programme, monitoring the topography of our beaches from Chichester Harbour to Southampton Water.

The team are continuing to support the HBC CELT team by delivering topographic detailed highway surveys to aid designs for highway schemes.

### **Regional Habitat Compensation Programme (RHCP)**

The Solent & South Downs RHCP is legally required to deliver compensatory habitat across the region, to replace habitats lost through Flood and Coastal Erosion Risk Management (FCERM). The RHCP is administered by the Environment Agency (EA), however limited progress had been made between

2011 and 2017 other than the delivery of the Medmerry Managed Realignment scheme in West Sussex. With many opportunities for habitat creation within the Havant Borough (and wider Coastal Partners' 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.

Phase 1 of the project, the Strategic Update, was completed in 2018 and confirmed the quantity of habitat creation required in this area to meet our legal obligations. Phase 2 of the project, the Tactical Stage, was completed in May 2020 with the finalisation of the 2018 Annual Review report and a summary note on various potential funding opportunities for habitat creation sites. The Tactical stage investigated 18 priority sites (five of which are within the Havant Borough) for their feasibility for intertidal habitat creation. Jointly with the EA we produced a habitat creation delivery plan that will ensure we meet our RHCP targets up to the end of the second epoch of the Shoreline Management Plan (i.e. 2055). Ten potential habitat creation sites have been added to the EA's Capital Investment Plan, which is the first step in securing FDGiA funding to start investigating the viability of these schemes.

Over the coming years, we will be looking at these sites in detail to confirm and plan the habitat creation opportunities as part of Phase 3, the Operational Phase of the RHCP. We are currently preparing the next Solent & South Downs RHCP review report on behalf of the Environment Agency, which will provide an update on progress during 2019 and 2020.

### **Solent Bird Studies**

The Solent Birds Studies is a study of the way over-wintering bird populations use coastal areas, with a particular focus on taking forward future FCERM and habitat creation projects. The data has and is being used to inform strategic planning and development management decisions. We are currently finalising some minor amendments that have been suggested by the Solent Waders and Brent Goose Strategy working group and will submit the report for formal approval by Natural England and Environment Agency once these have been made.