

Councillor Clare Satchwell

Cabinet Lead for Planning, Hayling Seafront Strategy and Coastal Management

Cabinet Lead Report – Full Council 22nd September 2021

This weekend saw the return of the Kite Surfing Armada on Hayling Island. On a new site and facing the challenges of Covid there were times when it looked like the event would not go ahead.

The Council and its officers worked really hard to support this event and it was a great success.

Benefits of events like this can often be indirect (particularly for local businesses) but it brought world class athletes (and great bands) to our beautiful seafront for residents and visitors to enjoy. The new location worked really well and near perfect weather meant that a full **British Kitesurfing Championship** was held on the Saturday.

I hope that everything from my broad portfolio is covered in this report however, please do not hesitate to contact me.

Development Management

Covid-19

The impact of the Covid-19 pandemic on working practices continues, and case officers continue to routinely work from home with only limited members of staff attending the Plaza where they are not in a position to work from home. Site visits are being carried out with appropriate risk assessments in place.

The number of applications being submitted remains high, with a significant number of new major applications received. Workloads per case officer remains high.

Despite these challenges, the team have been able to maintain a high level of performance, with over 90% of applications as a whole determined within agreed deadlines during Q1 2021-22.

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) and Brockhampton West (up to 29,000sqm employment units).

Mill Rythe Holiday Village, Hayling Island (new holiday accommodation); 32 New Lane, Havant (redevelopment of Pfizer site with new distribution warehouse facility) are to be considered at the Planning Committee on 9 September 2021.

New major applications submitted include revision to part of Forty Acres, Havant Road, Bedhampton (additional 34 dwellings), Land south of Mallards & west of Langstone Road, Havant (65 dwellings), Reserved matters west of Havant Crematorium, Barton Road, Havant (70 dwellings) and Solent Road, Havant (Portsmouth Water HQ & employment site Class B2/B8).

Planning Committee

At the Committee meeting 12 August, Members considered an amendment to a previous approval at Langstone Technology Park relating to flexible use industrial units in the south-western corner of the site. Committee resolved to grant permission for this Section 73 application.

The outstanding appeal for non-determination at Sinah Lane, Hayling Island has been withdrawn. Three appeals have been lodged regarding refusals of CLU and applications for wedding venue at Tournerbury Woods, Hayling Island.

The appeal at Lower Road, Bedhampton (50 dwellings) was allowed.

Planning Policy

The Local Plan examination continues. The first stage hearings took place in July. Following these, several follow up topic papers and pieces of evidence have been provided to the inspectors. These are set out in two letters to the inspectors (CR15 & CR16). The letters together with all of the documents are in the examination library at <https://www.havant.gov.uk/examination-library>. This includes information on a variety of subjects including the housing trajectory, access to one of the development sites, information on benchmark land values and the report which was recently approved at the PfSH Joint Committee regarding nutrient neutrality.

The inspectors will write in due course regarding the outcome of stage 1 of the examination and whether stage 2 can proceed.

In the meantime, as officers highlighted through the statements and the hearings, a meeting of the Planning Policy Committee will consider some further information which has been submitted regarding the omission sites in the plan.

Planning Enforcement

The team have a current caseload of some 168 enquiries which include some 57 cases of unauthorised building works, 53 breaches of conditions and 24 unauthorised changes of use.

The service has experienced an increase in demand over the past few months including new and more complex cases and additional necessary work towards various enforcement appeals against previous enforcement activities.

Major development sites across the Borough are commencing or about to commence and these sites of 50+ houses can impact on the service and take significant time to resolve. The team are committed to managing each big development site quickly and efficiently at the earliest opportunity to enable customer confidence and satisfaction.

The positive aspect is the team has managed to secure compliance with many problematic situations and have resolved many enquiries in the recent months. New Major development sites have been tackled quickly and collaboration with the neighbourhood teams and management of these has been seen already to be quick and effective which is a real positive step for the service. In addition, the team won an enforcement appeal which required a large development to be removed.

Previous reporting found that during lockdown the team were unable to undertake site visits which led to the need to prioritise more serious cases for action and some long delays in resolving minor issues which led to an increase in customer dissatisfaction. The team has improved its vision on delays and is working towards completing all outstanding cases as quickly as possible.

Hayling Seafront Strategy

I am pleased to report that at its 8 September meeting Cabinet agreed to note the progress being made on development of a Hayling Seafront Strategy and approve a draft vision on which we can engage the public as part of a programme of engagement this coming autumn. This takes us on an exciting step forward to progress a vision to regenerate Hayling Seafront.

Over the summer we have welcomed visitors back to Hayling Island by providing additional litter picking, bin emptying and toilet cleaning regimes. Staffing has been a challenge, but a lot has been learned. These have been funded through the Welcome Back Fund programme.

Coastal Management

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

Following the successful procurement exercise to appoint a new beach management Contractor, the Council have now appointed Les Searle Group to undertake this contract between 1st July 2021 and 1st April 2022.

These works are funded by the Environment Agency, helping to maintain the 1:200-year standard of protection and reduce the risk of coastal flooding and erosion to the properties at Eastoke. Coastal Partners have recently received confirmation of a two-year extension to the existing Beach Management Plan, with the new end date of 31 March 2024.

The next beach recycling campaign is programmed to commence mid-September for approximately 3 weeks. Advanced work posters, letters to residents and local businesses, and information to Councillors will be distributed during the first week of September.

Repairs to Coastguard Station Timber Revetment

These works were successfully completed during late July by JT Mackley Ltd to programme and budget. These works allowed for the safe opening of the steps allowing safe passage to the beach, prior to the summer holidays.

South Hayling Timber Coastal Structure Maintenance 21/22

The Asset Maintenance Team are currently preparing tender documentation for the timber maintenance repairs to numerous structures along the South Hayling frontage. Work is provisionally planned for late September and is likely to take around 3 weeks to complete. Further Councillor updates will follow shortly.

West Beach – Scoping

Monitoring continues to advise on future actions.

The current position of the beach crest 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 will continue to roll back into the 'rebound zone'. Scoping of potential alternative management approaches continues to inform future option discussions.

Northney Outfall Embankment Improvements

Following the early 2020 winter storms and flooding events, the location was subsequently inspected, and it was noted that the embankment of the inlet and outfall had been compromised due to high water pressures applied to them at the time. HBC CELT team working with the Coastal Service went out to tender for these repair works which were successfully completed by PTC Ltd to programme and budget during July 2021.

Hayling Island Coastal Management Strategy

Having completed the information gathering stage, the project is now in the option appraisal phase; A shortlist of coastal management options has been agreed and the economic appraisal of these options is now underway.

The project team held a virtual project update meeting with invited key stakeholders in July 2021 to keep them informed on strategy aims, process and progress to date. The meeting also provided the opportunity to share how initial stakeholder inputs on options, aspirations and opportunities have been considered as the project has progressed. During the meeting there was an opportunity for key stakeholders to put their questions to the team.

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

Collaborative work has continued with AECOM, the detailed design consultant. AECOM have completed Phase One (Visual/Tactile Inspections) of the Structural Investigations (SI) of existing walls and buildings. Phase Two (Non-destructive Testing/Inspection) and Three (Intrusive Investigation) survey requirements are expected from AECOM soon. Progress is being made with the Ground Investigations (GI), with AECOM currently procuring and recommending a GI Contractor, which Coastal Partners will approve. GI works are anticipated to begin week commencing 13th September 2021. Our Environmental team, together with AECOM, have continued to progress with the required ecological surveys to support the GI and Intertidal survey and consenting documentation has been submitted to Natural England with reference to this. A scope and procurement strategy have both been confirmed for the Saltmarsh feasibility study following on from Coastal Partners successfully securing a fund for this study from the Water Environment Improvement Fund (WEIF) from the Environment Agency (EA).

The Project Team have been continuing with community and stakeholder engagement. Two Community Participation evenings were run by AECOM, with the assistance of Coastal Partners on 21st and 22nd July 2021, whereby around 60 people were in attendance, a summary report about these events is being produced and a follow up workshop has been scheduled for the end of August 2021 to discuss the design and community responses with AECOM and the ECI contractor, Mackley. Further communications are also being

made with key stakeholders with reference to opportunities for community funding contributions.

The programme remains for the detailed design stage to continue through to Spring 2022, at which time the project will be presented to Cabinet for approval to progress. Planning and consenting will take until approximately March 2023 and construction is anticipated to start in April 2023, after the lifting of the annual overwintering bird restrictions.

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

The additional appraisal 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, with the broader outcomes and funding strategy completed this month. Over the next few months, a decision will be made as to how the scheme could be funded and taken forward to stage 2: detailed design.

A project proposal report and presentation are being prepared with the aim to brief Executive Board and Cabinet Briefing in early Autumn.

Coastal Partners Geomatics Division

The Southeast Regional Coastal Monitoring Programme will recommence in early September. This involves topographic surveys using a wide variety of equipment depending on the location and terrain, including GPS backpacks, UAV flights or by quad bike.

The team recently saw the retirement of Simon Stapleton after +40 years' service to HBC. Recruitment for his post will start shortly. The team however continue to carry out inspections of coastal defences and regularly support the HBC Civil Engineering and Landscape Team (CELT) by delivering topographic detailed highway surveys to aid designs for highway schemes. As well as undertake surveys for RegenCo and other Partners.

Coastal Environmental Initiatives.

The Coastal Environment team are actively working across a number of initiatives that aim to protect and improve the natural coastal environment within the Havant Borough, such as:

- **Hayling Island Coastal Management Strategy and linked initiatives:** Aside from inputting to the policy development of the Hayling Island Strategy to ensure the natural environment is fully integrated into the decision-making process, we are also taking this opportunity to join up wider environmental initiatives. We are currently mapping out all the

environmental initiatives that we are aware of and noting their objectives (i.e., Bird Aware Solent, RHCP, Solent nutrient mitigation projects, RSPB Shingle Shores (creation of bird roost islands), carbon sequestration and storage projects, Southern Water Harbour's summit, etc). The objectives and location of many of these initiatives overlap, and if joined up, could result in better outcomes for all – by delivering something 'greater than the sum of its parts'. To achieve this, we will identify opportunities to stack benefits that deliver multiple outcomes via a blended funding model.

- **Chichester Harbour Protection and Recovery of Nature (CHaPRoN):** The team have been directly approached and invited to attend the steering group meetings for this initiative, with a vision of 'working together for the protection and recovery of nature', focussed on Chichester Harbour. Initially we have input to a framework of actions that will help create a harbour where nature and people thrive in harmony. This could lead to some exciting joint funding and project opportunities.
- **Regional Habitat Compensation Programme (RHCP):** previous reports have provided a background to this, which legally requires the creation of intertidal habitats within our region to offset habitat losses resulting from 'coastal squeeze'. With a number of opportunities for coastal habitat creation within the Havant Borough, the team are now costing up proposals to undertake some high-level investigations to confirm viability and potential funding for habitat creation schemes, responding to some new potential future opportunities, working with landowners.
- **Summary note on funding for landowners:** This note has been developed to support coastal officers in understanding the grants available, to help aid discussions with landowners regarding habitat creation across the Southern Coastal Group area. This can be accessed on the Solent Forum's website, using the following link:
http://www.solentforum.org/services/Member_Services/Habitat_Restoration/Summary_Note_Grant_funding_Aug2021.pdf

