

Cabinet Lead Reports – Full Council 3rd November 2021

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Cabinet Lead for Planning, Hayling Seafront Strategy and Coastal Management

Development Management

Covid-19

Case officers continue to routinely work from home with limited members of staff attending the Plaza when they are not in a position to work from home or where collaborative working is required. Site visits continue to be carried out with appropriate risk assessments in place.

At the same time, *The Planner* publication has reported that nationally, planning application submissions in September 2021 were 1% higher than in August 2021 but also 1% lower than in September 2020 (when submissions were at unprecedented levels). It is not yet clear whether this will begin to herald a return to pre-Covid submissions.

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 July and August 2021.

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; 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); former SSE site, Bartons Road, Havant (191 apartments and 2 drive-thru restaurants); land west of B&Q, Purbrook Way, Havant (new Lidl foodstore); land west of Hulbert Road, Havant (100 dwellings) and Brockhampton West (up to 29,000sqm employment units).

In addition to these, there have been recent major applications registered with the Authority which include Cabbagefield Row, Leigh Park (150 dwellings); Land north of Long Copse Lane, Emsworth (210 dwellings); Land east of St George's Avenue, Havant (194 dwellings); Southmere Field, Havant (65 dwellings); and Land west of Havant Crematorium, Havant (reserved matters application for 70 dwellings).

Planning Committee

Applications for Mill Rythe Holiday Village, Hayling Island (new holiday accommodation); and 32 New Lane, Havant (redevelopment of Pfizer site with new distribution warehouse facility) were considered by the Committee at its meeting on 9th September, at which time resolutions were secured to grant permission subject to the necessary S106 Agreements being completed.

The applications in respect of the Havant Thicket Reservoir, considered by Committee on 3rd June, have now seen their related S106 Agreement completed and planning permission was granted on 15th October.

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 Inspector's decision was received on 13th July 2021. In engaging the 'tilted balance' set out in the National Planning Policy Framework the Inspector concluded that the adverse impacts of granting planning permission in this instance would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. The appeal was therefore allowed.

Planning Policy

On 19th October at the national CIEEM awards in London, [Havant Borough Council](#) – with [Natural England](#) and the [Hampshire and Isle of Wight Wildlife Trust](#) won two prestigious awards recognising the ecological and environmental credentials of a nutrient mitigation scheme in the borough.

Winning prizes for innovation and a thought-provoking article, which included case studies from Havant Borough Council and Hampshire & Isle of Wight Wildlife Trust, entitled "Solent Nutrients: An opportunity to build back better?", the ground-breaking work to stop new developments adding unwanted nutrients to the Solent coastline has achieved the national recognition that it deserves.

Planning Enforcement

The team currently have 180 cases open with some twenty new cases per month coming in. Within that workload there are a number of high-profile cases which involve planning appeals which are placing a demand on the team.

Hayling Seafront Strategy

Cabinet agreed at their meeting on 8th September that the Borough Council

would engage on the agreed draft Ambition for Hayling Island Seafront. Work has been progressing over the last month on an engagement programme and this launched on 19th October. The programme will include an online survey and mapping tool, live exhibition days and the option to drop off written comments at the visitor centre in Beachlands or the Plaza. Comments will also be taken by email at regeneration@havant.gov.uk. Full details of the programme will be available on the website www.havewithhavant.co.uk. The engagement will close on Sunday 21st November.

This engagement helps to take us on an exciting step forward to progress our ambition to regenerate the Hayling Island Seafront.

Coastal Management

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

A successful beach recycling campaign was completed by Les Searle Group during September, with the bulk of the 15,000m³ of material extracted from Gunner Point and transported to the Eastoke frontage. Work was completed to budget and programme, returning beach levels to design standards in readiness for the winter.

Flood Protection – Winter Preparations

All floodboards are now installed along the Eastoke frontage for the winter period and will remain insitu until the Spring. The floodboards are regularly checked by CP Engineers and NorseSE during this time.

South Hayling Timber Coastal Structure Maintenance 21/22

Tender returns for the timber maintenance repairs to numerous structures along the South Hayling frontage have been received from three specialist coastal contractors. Further Councillor updates will follow once the evaluation process has been completed.

West Beach – Scoping and Regeneration

Monitoring continues to guide 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, working alongside HBC colleagues in the planning and regeneration team, to ensure alignment with the draft Seafront Ambition for Hayling Island.

Hayling Island Coastal Management Strategy

The project team have continued with the option appraisal stage. The draft leading coastal management options are in the process of being appraised and compared, having had further discussions during the draft leading option workshop on Tuesday 5th October.

Once the draft options have been confirmed, the project team will be preparing for public consultation on them over the winter months. It is likely there will be a roadmap approach set out in the final strategy with a hierarchy of options available for the various frontages around Hayling. i.e., the most affordable cost-effective option following the national FCERM guidance, the aspirational option taking into account the Borough's wider objectives and an adaptation option if deemed to be the most sustainable in the long term or should funding not be available for any of the other approaches. Which option gets taken forward out of the strategy will very much depend on funding

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

Collaborative work has continued with AECOM, the detailed design consultant. Following the procurement of a Ground Investigation (GI) contractor by AECOM, Coastal Partners appointed Structural Soils Ltd to undertake the GI works, which commenced 14th September 2021 under the management and supervision of AECOM with Coastal Partners and Wessex Archaeology providing a watching brief. AECOM have completed Phase One (Visual/Tactile Inspections) of the Structural Investigations (SI) of existing walls and buildings. Phase Two (Non-destructive Testing/Inspection), Ground Penetration Radar surveys are planned to commence 4th October 2021, with any Phase Three (Intrusive Investigation) survey requirements to be outlined following the completion of Phase Two.

The Project Team have been continuing with community and stakeholder engagement following the two community participation evenings held in July 2021. In response to the community feedback and following a review of the existing outline design, at a design review workshop held in August (with Coastal Partners, AECOM, and the ECI Contractor, Mackley); the alternative concept options along 3 key areas (Royal Oak, Ship Inn Car Park and the Ship Inn to Langstone High Street frontages) have been produced by AECOM. These alternative options will be priced by the Cost Consultant and reviewed by heritage stakeholders prior to a Project Team review to agree on a design freeze ahead of the Detailed Design progressing. Further communications are also being made with key stakeholders with reference to opportunities for community funding contributions.

Additional funding from the Water Environment Improvement Fund (WEIF) from the Environment Agency (EA) has been secured on top of the original

secured value for the Saltmarsh feasibility study. AECOM will commence this feasibility study in October 2021.

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 of the detailed design and progression to the construction phase. Following approval, the planning and consenting stage of the project will commence, with construction anticipated to start in April/May 2023, after the lifting of the annual overwintering bird restrictions and discharge of all planning conditions.

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

The implementation stage of the project is now complete, bringing an end to the feasibility study. A project proposal report and presentation are currently being prepared with an EB briefing planned for 19th October. The briefing will set out the challenges and potential route forwards to the detailed design, licencing, and consenting phase via the HBC capital programme. Following this, an HBC Capital Funding bid is due to be submitted this month to progress the project.

Coastal Partners Geomatics Division

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

The Surveyors also continue to carry out inspections of coastal defences and regularly support the Capital Team, 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:**
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 are identifying opportunities to stack benefits that deliver multiple outcomes via a blended funding model. This mapping / joining up of initiatives is ongoing at this time. Coastal Partners were represented at the second Southern Water Summit meeting within September, linked to this.

- **Chichester Harbour Protection and Recovery of Nature (CHaPRoN):** This initiative has a vision of 'working together for the protection and recovery of nature', focussed on Chichester Harbour. Within September, Officers attended a meeting of this group and provided feedback on the live framework of actions and prioritisation of them (to create a harbour where nature and people thrive in harmony). A steering group is now being established to discuss in detail the habitat creation opportunities around the harbour and linking initiatives for action. This group is planning to have its first meeting within November, which Coastal Partners' Officers will be attending.
- **Regional Habitat Compensation Programme (RHCP):** With a number of opportunities for coastal habitat creation within the Havant Borough, the team have recently costed up proposals to undertake some high-level investigations to confirm viability and potential funding for habitat creation schemes, responding to some potential opportunities within our Borough, working with landowners. If approved, these investigations will run alongside the Hayling Island Strategy. Within September, the 2019/20 Annual Report for the RHCP was published on the Southern Coastal Group / SCOPAC website, here: <https://southerncoastalgroup-scopac.org.uk/rhcp/> Funding has recently been secured from the Environment Agency for a 2021 update report.