

## **Cabinet Lead Reports – Full Council 26<sup>th</sup> January 2022**

### **Councillor Clare Satchwell**

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

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#### **Planning**

#### **Development Management**

#### **Covid-19**

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

At the same time, the Planning Portal has reported that to the end of November, 674,000 applications had been submitted in England and Wales in 2021, already higher than the total for the full year in 2020.

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 Quarter 2 of 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; 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); Brockhampton West (up to 29,000sqm employment units); 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).

In addition to these, there have been recent major applications registered with the Authority which include 32 New Lane, Havant (the proposed variation of conditions imposed by Committee relating to redevelopment of Pfizer site with new distribution warehouse facility); Land south of Lower Road and west of

Old Manor Farm (43 dwellings on land adjacent the development site allowed on appeal in 2021); and a further retrospective application relating to the weddings and events venue at Tournerbury Woods Estate on Hayling Island. Applications are also expected to be registered soon for Land south of Saltmarsh Lane (60 dwellings) and Land north of The Oysters (29 dwellings), both on Hayling Island; and Southleigh Park House, Havant (70 dwellings).

### **Planning Committee**

An application relating to land west of Hulbert Road, Havant (100 dwellings) was considered by the Committee at its meeting on 11<sup>th</sup> November. The site lies outside of either the adopted or emerging Local Plan allocations, and the case therefore required careful consideration of the 'tilted balance' set out in the National Planning Policy Framework. The Committee were able to conclude 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. A resolution was therefore secured to grant permission subject to the necessary S106 Agreement being completed.

### **Planning Policy**

#### **Local Plan**

Getting a Local Plan in place as swiftly as possible is essential. Whilst it is a priority at any time, particularly given the level of development proposals coming forward at this point, it is particularly relevant.

Since the last Full Council, correspondence has been taking place with the Planning Inspectors who are undertaking the examination to establish how to meet the collective goal of swiftly getting a plan in place. The latest letter from the Council was sent to the Inspectors and published on 17<sup>th</sup> December. At the time of writing, a response is awaited. I envisage bringing a paper to Full Council on 16<sup>th</sup> March 2022 in order to formally seek the Full Council's endorsement of the way forward with the Local Plan's examination.

#### **Five year housing land supply**

The Borough's Five Year Housing Land Supply has been in decline for some time. This has been caused by the need for development to be nutrient neutral and the pandemic both occurring as the transitional arrangements for the Housing Delivery Test came to an end.

The interim findings of the Local Plan inspectors further lowered the five year supply position to 3.9 years with some sites needing to be removed from supply. This matter was considered as part of the determination of recent applications at the Planning Committee of 11<sup>th</sup> November 2021.

Moving forwards, the Borough's five year supply position would be addressed by putting in place the stepped trajectory proposed through the Local Plan's examination. This further emphasises the need for a local plan to be in place as swiftly as possible. Nonetheless, with recent setbacks, this will take longer than would be ideal. This in turn means that further sites will inevitably be needed in the meantime in order to improve the Borough's five year supply position.

## **Coastal Management**

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

Regular inspections of the south Hayling frontage are ongoing. Storm Barra saw some beach draw-down, but not sufficient to warrant urgent beach management works. Our next campaign is likely to be March/April'22 and could potentially see dredged material deposited on our beaches should the Chichester Harbour Commissioners undertake a dredging operation of the navigation channel at the entrance to the harbour.

### **Flood Protection – Winter Preparations**

All floodboards have been 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**

The Council's contractor, JT Mackley successfully completed the timber maintenance repairs to numerous structures along the South Hayling frontage during November and December. Final cost of these works will be approximately £70k.

### **West Beach – Scoping and Regeneration**

Monitoring is ongoing and will continue to advise on future actions. As previously updated 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 over time, 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 are now coming to the end of the option appraisal stage. The draft leading coastal management options have been selected and the detail is now being finalised through the Option Appraisal Report, due mid-January 2022 for review. Once the report has been finalised, the project team will be preparing for engagement with HBC and public consultation on the draft leading options.

A roadmap approach will be 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 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 and the council's level of ambition for each coastal frontage on Hayling.

On the current programme, engagement with the public on the draft leading options is expected in June 2022. Engagement dates will be confirmed nearer the time.

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

Collaborative work has continued with AECOM, the detailed design consultant. The Ground Investigation (GI) and Phase 2 (Non-destructive Testing/Inspection) Structural Investigations (SI) have now been completed. Results from these investigations are still being processed (GI results) and reviewed by Coastal Partners (SI results). The outcomes of both the GI and SI will be fed into the detailed design. A series of Alternative Option Concept Designs were produced by AECOM for 3 frontages (Royal Oak, Ship Inn Car Park, and the Ship Inn to Langstone High Street), these have been reviewed internally and by the ECI Contractor. The Cost Consultant has estimated prices for these alternative options along with providing an update on cost estimations for the remaining frontages, which are being reviewed internally. A follow-up design workshop has been scheduled for mid-December 2021 with AECOM to discuss leading options along each frontage to take forward into detailed design.

The Project Team have continued working with the community and stakeholders, and an Event Summary document has been published and shared with attendees of the two community participation evenings held earlier in the year. Further communications are also being made with key stakeholders and the community with reference to future design changes and to opportunities for community funding contributions.

The Project's OBC has now received full FSoD approval for the value of £2.475mn. A start-up meeting regarding the saltmarsh restoration feasibility study has been held with AECOM and work on this continues following the additional funding which was gained from the Water Environment Improvement Fund (WEIF).

The programme for the detailed design stage is currently planned to continue through Spring 2022, however a potential programme extension to accommodate delays experienced obtaining results from the site investigations. A programme extension is likely to delay construction to April 2024 because of a need to avoid working during the Overwintering Bird Period (October-March). The extent of the delays are currently being confirmed within the Project Team and a forward plan is being prepared to communicate these potential project design and programme changes.

### **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. An initial presentation was delivered to EB briefing on 26<sup>th</sup> October. The briefing set out the challenges and potential route forwards to the detailed design, licencing, and consenting phase via the HBC capital programme. A cabinet report is currently being drafted to go back to EB and Cabinet in the new year to progress the project.

### **Broadmarsh Revetment Repairs**

Following a routine asset inspection of the sloping revetment, at least seven areas of damage was identified, ranging in scale of deterioration. The Asset Team quickly set about organising a small-scale repair to prevent any further damage during the winter. NorseSE are planning to undertake concrete repairs at five locations before the end of December, while the remaining larger affected areas will be reassessed early in the New Year.

### **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 – additional studies:**  
The team have drafted an application to unlock additional funding from the Environment Agency, linked to the Hayling Island Flood and Coastal Erosion Risk Management (FCERM) Strategy. If successful, this will be used to undertake additional work to support the policy option selection at key sites along the east coast of Hayling Island that present some of the best opportunities for coastal habitat creation on the Island. The funding

will enable more detailed investigations at these sites and enhanced engagement with landowners at key locations to help present and discuss opportunities – prior to formalising the strategic policy at these sites.

- **Langstone FCERM scheme – Saltmarsh Feasibility Study:** We are currently working with our consultants to investigate the feasibility of using Beneficial use of Dredged Sediments (BuDS) / other management techniques to improve the degraded saltmarsh habitat fronting Langstone village. We are undertaking a feasibility study that will conclude whether the saltmarsh can be restored, and by what technique and at what cost. This is due to report early in the New Year. This is being fully funded by the Environment Agency's Water Environment Improvement Fund (WEIF), following a successful application for funding from the team.
- **Chichester Harbour Protection and Recovery of Nature (CHaPRoN) and linked initiatives:** This initiative has a vision of 'working together for the protection and recovery of nature', focussed on Chichester Harbour. Coastal Partners are represented on the CHaPRoN Steering Group and are a key member of the Coastal Resilience Working Group. This focussed working group has been established to help develop habitat creation opportunities within the harbour, for which we are well placed to input, from a design, licenses & consents, and a construction basis. CHaPRoN are also a named partner on the Solent Seascape 'Endangered Landscapes Programme', bidding for £5 million across the wider Solent on initiatives that could help improve the coastal environment. We are inputting ideas to this. Linked to this, we are also due to attend the next meeting of the Chichester and Langstone Harbours Summit, co-ordinated by Southern Water. This group is developing a shared action plan on improving the water quality and important natural habitats of Chichester and Langstone Harbours. There is a big and positive drive towards improving our local coastal environment and we are pleased to be involved in such initiatives on behalf of HBC.
- **Regional Habitat Compensation Programme (RHCP):** At the start of the New Year, work will commence on the 2021 Annual RHCP report, to update on progress since the 2019/20 Annual Report. The additional Hayling Island Strategy studies mentioned above link to the RHCP, as they could help unlock intertidal habitat creation schemes.

### **Hayling Seafront Strategy**

Cabinet agreed at their meeting on 8th September that we would engage on a draft Ambition for Hayling Island Seafront. This engagement built on previous engagement and technical studies and ran from the 18th October – 28<sup>th</sup> November 2021.

The council received over 650 responses through a variety of channels. A breakdown of channels and response numbers as follows:

- 266 responses to the online survey
- 74 responses via the online mapping tool
- 63 emails and letters received
- Over 280 attendees to two face-to-face events
- 28 young people gave their views via schools' engagement

This engagement helps to take us on an exciting step forward to progress our ambition to regenerate the Hayling Island Seafront. The Engagement and Communications report will go to Cabinet in early Spring 2022 and help inform the next steps in the programme.

### **Beach Hut Strategy**

In recent times and in response to the changes in our coast line, we have relocated a number of beach huts to temporary positions to increase their longevity and security along the seafront.

A significant proportion of the land located along the beach is subject to a SSSI and has special protection afforded to it given the flora, fauna and rare species that can be found in this area. Whilst every effort is being made to secure a more permanent alternative home to offer to beach hut users, this has been done in the context of the wider management of the SSSI. This task has progressed well during recent months, and working with our Coastal colleagues and Norse partnership, we have identified a number of sites which should be able to accommodate beach huts.

We are now entering discussions with Natural England to determine what impact relocating beach huts into these areas may have, and the potential mitigations required as a result. We are hopeful that the outcome of these conversations will ensure that we have more secure, permanent homes to offer to our beach hut community in readiness for Spring and Summer 2022.

### **Tourism, including Summer Season co-ordination**

During December I met with Cabinet colleagues and officers to better understand the issues faced in managing Hayling Seafront especially in light of the growth in staycation holidays and I have asked that plans be brought forward to build upon that learning.

The challenge in preparing for the potential influx of visitors is that the weather, as ever, will dictate demand, we saw in 2020 an early heat wave during March and April placed a huge demand on services yet in 2021 the

weather at least in the early part of the year was far more temperate and as a result visitor figures and demand was reduced.

Work has been undertaken to identify potential peak delivery periods during the season and these dates have been shared amongst services to commence their planning.

Work is also being undertaken towards securing the prestigious “Blue Flag” award status.

Other key areas currently being considered are the development of an operations plan to drive the coordination of front line services to ensure seamless delivery across all areas that contribute to tackling the myriad of issues faced. As in previous years these plans will be geared to welcoming visitors from May to September with an escalation of activity during the peak school holiday period.

Officers are also undertaking work to improve the accessibility and timeliness of public information through the Councils multi-media presence and more targeted local delivery through campaigns and use of key location notices.

