

## **Cabinet Lead Reports – Full Council September 2022**

**Councillor Clare Satchwell**

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

#### **Development Management**

##### **Workload**

*The Planner* publication has reported that, following a strong start in the first quarter of the year, application submissions nationally have fallen below the levels of 2021 – in total for the year to date, submissions have amounted to a 15 per cent total reduction compared with 2021.

The team continues to maintain a high level of performance, with over 90% of applications determined within agreed deadlines during 2021-22; a trend continued in the first quarter of 2022-23.

##### **Casework**

A large number of significant planning applications remain under active 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 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 (175 apartments); Cabbagefield Row, Leigh Park (150 dwellings); Land north of Long Copse Lane, Emsworth (210 dwellings); Land east of St George's Avenue, Havant (184 dwellings); Southmere Field, Havant (65 dwellings); Land at Lower Road, Bedhampton (43 dwellings); Land west of Havant Crematorium, Havant (reserved matters application for 70 dwellings); Rook Farm, Hayling Island (300 dwellings); Land rear of Fathoms Reach, Hayling Island (51 dwellings); Dunsbury Park, Havant (6,877sqm of storage and distribution units); Langstone Technology Park, Havant (redevelopment of site with new employment floorspace); South Downs College, Purbrook (102 dwellings); Land north of The Oysters, Hayling Island (29 dwellings); Land south of Saltmarsh Lane, Hayling Island (60 dwellings); and Land at Kingscroft Farm, Havant (140 dwellings).

##### **Planning Committee**

An application for a new Lidl food store on land west of B&Q, Purbrook Way, Havant was considered by the Committee at its meeting on 30<sup>th</sup> June. A resolution was secured to grant permission subject to the necessary S106 Agreement being completed.

The application for Brockhampton West, Harts Farm Way, Havant (up to 29,000sqm employment units) which was considered by the Committee at its meeting on 28<sup>th</sup> April was granted planning permission on 17<sup>th</sup> June.

### **Development Consultation Forum**

The Council's programme of Development Consultation Forums has resumed following a hiatus during the Covid pandemic. A proposal for c.90 dwellings on land at Palk Road, Havant was the subject of discussions between Bellway Homes, councillors and interested parties on the 23<sup>rd</sup> August.

The Development Consultation Forum is a platform for a developer to share their proposal with the council and interested community groups along with the public at the pre-application stage, and before moving onto the formal planning application process.

Through such early engagement the aim is to ensure that the developer has an opportunity to shape their application to address community issues.

All members of the Council are encouraged to attend the Forums, which typically focus on the more significant proposals affecting the Borough and thus are of more than just ward interest.

### **Communications**

Havant Borough has now materially completed separation of its Communications and Marketing function from being a shared service with East Hampshire. The team are now working with Councillors and Members to develop a unique communications plan and strategy, aligned to the corporate strategy, to support the ambitions of this council.

In addition to this, over the summer, work has been done to support consultation on play park schemes, development of material to facilitate engagement on the Local Plan, continuing contributions to phase two of the Get Up and Go programme, and preparation of elements for a revised draft of the Corporate Strategy, as well as addressing ongoing reactive and social media requirements.

### **Website information**

- In the last couple of months, the website has had over 100,000 visits – a 1.8% increase from the previous year.
- 30% of all website visits were from London.
- Users also mainly visited the website from Havant and Portsmouth
- Bin collections and planning applications were the most viewed service areas.
- Bin collection information has been in demand as there were changes to the service - particularly with crews collecting from 6am during the hot weather.

- The most searched for item on the website was information about the Household support fund - <https://www.havant.gov.uk/exceptional-household-support-fund-application-form> and information about Hayling Island seafront - <https://www.havant.gov.uk/hayling-island-seafront>

62% of users visit the website on a mobile device and 34% was on a desktop - good thing the website is mobile adaptive.

## **Coastal Management**

### **South Hayling Beach Management Activities (BMA) (2017-2024)**

The beach management and monitoring report has been completed and submitted to the Marine Management Organisation for approval.

Discussions are ongoing with Contractors regarding beach management works in Autumn 2022. These works are likely to be undertaken as a mix of beach recycling and a dredge of Chichester Harbour Approach Channel in mid-October 2022, although dates and exact volumes of material are yet to be finalised. Dependant of the quality of shingle material found in the dredge site, up to 20,000m<sup>3</sup> of shingle may be deposited on the Eastoke frontage by the ship then profiled on the beach by land-based machinery.

These works are funded by the Environment Agency Grant in Aid funding.

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

Monitoring continues, as previously updated there is some change identified to the eastern end of West Beach which happened over the winter. The current position of the beach crest lies within the estimated initial cutback risk zone area identified prior to the structures 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'.

Analysis of the crest position continues with the next planned survey due in Autumn 2022.

### **Hayling Island Coastal Management Strategy**

During July 2022, the project team engaged with the steering group to present the draft strategy options and gain their initial feedback. The project team also engaged with the Project Board during July, gaining support to progress public consultation on the draft strategy.

In August 2022 the project team briefed Cabinet on the progress of the strategy, draft strategy options and the upcoming public consultation.

Towards the later end of September 2022, the project team plan to engage with the key stakeholder group to inform them of the strategy prior to public engagement. Public engagement on the draft strategy is due to take place during October to December 2022. Engagement events are due to take place towards the end of October 2022. Exact dates and times to be confirmed nearer the time.

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

The Project Team continue to work collaboratively with AECOM and our other Consultants as the project progresses through Detailed Design. Following the incorporation of the 50% design review comments into the design, the focus is now on the 80% design review milestone, whereby the design work has undergone 80% of the required design process for all six frontages. Engagement has continued with the ECI Contractor ahead of the 80% design review and engagement with the Cost Consultant and Heritage Consultant will be incorporated as part of the 80% design review process. The 80% design review meeting milestone has been scheduled for 9<sup>th</sup> September 2022. The 80% design will be reviewed, and updates made, with expected completion on 14<sup>th</sup> October 2022.

The project delivery cost estimates now reflect the increase in material prices and inflation the construction industry is currently experiencing. These costs will be further updated as part of the 80% design milestone. Actions from the cost risk reduction workshop are currently being worked through internally and with the Designer, ECI Contractor and Cost Consultant.

The project team continue to work on sourcing additional funding for the scheme and further information was passed onto the Department for Education to support the recent submitted application. Total approved funding secured for the Langstone FCERM Scheme remains as £6.3m.

Further meetings have been held this month with key stakeholders, including National Highways, Environment Agency, The Ship Inn, Hampshire County Council and Hampshire Highways. Feedback on the 50% design costs from the Stakeholder Working Group, held in July, have been passed onto AECOM for implementation into the 80% design.

As the design progresses from the 50% design to the 80% design, the project team continue to refine design details whilst engaging with the community and stakeholders. The sixth Stakeholder Working Group has been programmed for mid-November 2022 and public exhibition to present the 80% design and updated cost estimates has been programmed for December 2022.

The project team provided an update to Cabinet on 24<sup>th</sup> August 2022 on progression of the scheme, highlighting the funding picture and explaining the next steps toward completing the detailed design anticipated in Spring 2023.

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

During September – October 2022, the project team will be preparing slides to brief the Management team and confirm the appropriate steps to progress the project with HBC. The briefing paper previously drafted will be utilised to support this process and updated if required to progress to Cabinet at a later stage.

### **Warblington Seawall Repairs**

There is no change currently with the Warblington seawall repairs, following a report of erosion of land from the farmer at Warblington. An inspection was carried out during early January 2022, and it was established that the seawall fronting the farmland had become undermined due to lowering beach levels, and a small void has formed on the face of the structure. Discussions are ongoing regarding the environmental impact of repairs to the structure, and applications for consents for work will be considered over the coming months.

### **Wade Lane Seawall Failure**

The situation is being closely monitored following seawall failure. The land here is unregistered, the coastal footpath is now at risk and so to the land to the north. Coastal Partners remain available to the interested parties to help facilitate a solution here, once the cost and environmental impact of replacing these defences compared to allowing their continued deterioration is clarified.

### **Coastal Environmental Initiatives.**

The Coastal Environment team are actively working across several 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 continue to actively investigate priority intertidal habitat creation opportunities on Hayling Island. Since initial discussions with landowners of potential sites, we are now considering potential payment opportunities / options that could meet multiple objectives. If successful, this could lead to the creation of new intertidal habitats to replace those that have been lost within the harbours through climate change, including saltmarsh, mudflats and coastal grazing marsh.
- **Langstone FCERM scheme – Saltmarsh Feasibility Study:** Funded by the Environment Agency's (EA) Water Environment Improvement Fund (WEIF), 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 received a final report in August and officers will now review the findings before confirming next stages. We

continue to work with the Blue Marine 'Endangered Landscape Programme' team, which could unlock up to £100k funding towards any future saltmarsh restoration on the ground. We've also requested a contribution via Southern Water's Water Industry National Environment Programme.

- **Chichester Harbour Protection and Recovery of Nature (CHaPRoN), Southern Water Summit and linked initiatives:** CHaPRoN 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 / Coastal Resilience working group. Within August we met with the group to consider engagement opportunities and raising awareness of the CHaPRoN initiative through the proposed Hayling Island FCERM strategy consultation planned for October.

Alongside Chichester District Council, we have also applied for funding from the ESA to produce a strategic environmental management plan for the whole of Chichester Harbour, given it's recent Natural England Condition Assessment that classified over 80% of the Harbour environment in 'unfavourable declining' condition. If funded, this plan would seek strategic opportunities to reverse the decline.

We are being approached frequently by CHaPRoN partners to discuss failing defences (mostly of private ownership) around the Harbour and how these should be addressed going forward, with consideration requiring a balance of risk vs. environmental harm or opportunity. This again highlights the need for a harbour wide management plan, to set a clear and planned direction, rather than ad hoc, piecemeal advice.

- **Regional Habitat Compensation Programme (RHCP):** Within August, we met with the EA's strategic lead on the RHCP and will be holding more regular meetings to track progress and agree priorities for the spin off actions that are needed to enhance the programme and enable delivery of habitats. We will be working to identify funding to undertake a coastal grazing marsh study to find opportunities to create fresh habitat, critical for roosting birds. We will also be communicating more frequently with national policy teams to ensure a well-planned and funded approach to habitat creation.