

Portfolio Holder Report – Council 16 October 2013

By Cllr David Guest – Planning and Built Environment

Development Management

Major Developments – Progress update

Residential schemes

Woodcroft Farm, Eagle Avenue, Cowplain

Development Consultation Forum took place early 2012. A formal application has now been submitted proposing a development of 293 residential units comprising 6 x one bedroom, 115 x two bedroom, 132 x three bedroom and 40 x four bedroom houses with the retention of existing farmhouse and a new access road from Eagle Avenue. It is expected that the application will be reported to the Development Management Committee (DMC) before the end of the year.

Portsmouth Retail Park (Homebase & AMF Bowling) - 86 dwellings

The application is still under consideration, following the submission of further information by the applicant. It is likely to be reported to a meeting of the DMC in October or November.

Copseys Nursery/Manor Farm, Havant

Application for part outline and part full permission approved at the meeting of Development Management Committee on 25 April 2013. In relation to the Manor Farm (91 dwellings) phase, discharge of conditions application has been received; the developer started clearance works on site in July and has undertaken required archaeological investigations. Construction has now commenced.

In relation to the Copseys phase, a detailed (reserved matters) application for that part of the site for the erection of 100 dwellings with 65 open market units and 35 affordable units with associated parking, landscape and public open space, has been received and was granted approval under officer delegated powers on 2 October.

West of Waterlooville MDA

Pre-application work is under way on Phase 2 of the Grainger part of the MDA, with a presentation to be made to the West of Waterlooville Forum in the coming weeks.

Land at Station Road, Hayling Island

Outline application submitted in late June for 60 dwellings and 1250sqm of Class B1 business space. The applicant has previously undertaken independent community consultation/exhibition and the application is likely to be considered by DMC in October or November 2013.

Land south of Scratchface Lane, Havant

Following the granting of outline planning permission, a Reserved Matters approval application for 92 dwellings has now been submitted and was reported to the meeting of the DMC held on 3 October.

Commercial schemes

Dunsbury Hill Farm - 61,000sqm mixed B1, B2 & B8 plus 95 bed hotel/conference facility

Following the DMC resolution to grant permission at the meeting held on 28th March 2013, outstanding matters relating to Ecology have now been settled to the satisfaction of the Council's Ecological advisor. The S106 between the Borough and County Council's and Portsmouth City Council is nearing completion and will cover the provision of funds and land by PCC as part of the future improvement works to the 'ASDA' roundabout at Purbrook Way/Hulbert Road, which is a separate but related project. It was announced recently that the roundabout project has been awarded a national Pinch-Point grant of £3.7M

We understand that PCC has prepared marketing plans for the site in order to take it to the market after the planning permission is issued.

BAE site, Waterlooville - mixed redevelopment

An application for mixed commercial development was approved earlier in the year. A new application has now been received proposing a mixed-use employment, leisure and retail development involving the demolition of main building and the erection of a hotel, cinema, three restaurants, a public house, a drive-thru restaurant, a food store and the retention of existing buildings for use as either offices or conversion to a bowling complex/health and fitness centre & restaurant.

Planning appeals decisions

The Kench, Hayling Island – conversion of barge

Appeal against enforcement notice - Public Inquiry took place in June and was adjourned until early August. The Inspector's decision has allowed the retention of a former barge which had been brought to an existing mooring and converted to a houseboat. The Inspector has allowed the houseboat to remain but has agreed with the Council that the use of the mooring does not lawfully cover the carrying out of conversion works.

Goldring Close, Hayling Island - 130 dwellings

This application was refused on policy grounds. An appeal was lodged and a Public Inquiry concluded June. The Inspector decided to allow the appeal. Members have received a written briefing on the implications of the decision.

Development Consultation Forums

Following a quiet period on the DCF front – whereby we have seen a number of schemes that have been the subject of a Forum move forward to applications – there is renewed interest from developers on a number of sites which feature in the Publications Local Plan (Allocations) and there are likely to be 2 or 3 DCFs coming forward in the period leading up to Christmas.

Planning workloads

The Development Management team are continuing to receive a high workload, particularly of major planning applications and pre-application enquiries. Planning application fee income is again significantly ahead of budget, reflecting the number of major proposals under consideration.

Changes to the constitution

As part of the recently approved changes to the constitution, third parties, applicants or their agents are no longer able to directly request that a planning application be considered by the Development Management Committee. This change is aimed at ensuring that only those applications which require consideration by the Development Management Committee (DMC) are placed before the Committee.

If an applicant, agent or third party wishes an application to be considered by the Committee, and officers are minded to determine the proposal under delegated powers, they can approach their local ward councillor and ask them to make a written (e-mail) request on their behalf. The ward Councillor can consider the request and decide whether they believe there are sound planning grounds for seeking a referral to the DMC. The final decision on whether the matter is considered by the Committee rests with the Chairman of the Committee, who will have regard to the reasons given for the referral.

This initiative should remove from the Committee agendas some of the very minor items that regularly appear and allow the Committee to focus on the more significant proposals.

A training session on the new constitution and scheme of delegation for the Planning and Built Environment Service will be held on Monday 25 November at 5:00pm.

Planning Policy

The extraordinary Council on 2 October had an excellent debate around the merits of the Local Plan (Allocations) and unanimously (1 abstention) agreed to support the Publication of the Plan. The Plan identifies specific sites in the five areas of the Borough for new housing and employment land to meet the targets set in the Core Strategy. No changes are envisaged to the Local Plan now unless significant new evidence emerges. The public consultation on the Publication Local Plan began on 11 October and runs until 22 November. All comments will be summarised and then sent on to the Planning Inspectorate as the formal Submission in January 2014.

The Planning Inspector will then consider all the comments made. The Inspector will Examine whether the plan as Submitted in 'Sound' in May 2014. If he agrees that the Plan is Sound then he will recommend that the Council adopt the Plan. This could be as soon as July 2014. At this point the Local Plan provides the best tool for managing development and would put Havant at the forefront of Councils having full local plans in place.

Until the whole Local plan is adopted then developers may speculate on sites and submit planning applications. If a site is proposed to be allocated in the local Plan (Allocations) then the Interim housing Policy Statement would encourage planning permission to be granted. If a site is not in the Local Plan (Allocations) then the developer should promote their site at the Examination, as the recommendation is likely to be for refusal on the grounds of prematurity. How strong this position turns out to be is unclear and is likely to be tested before July next year.

CIL has now been used since August 1. The process seems to be working fine. Hampshire County Council continue to seek significant sums for Education contributions on top of CIL and this could affect development viability.

Building Control

In the previous report in July it was identified that new Fire Risk Assessment and Code for Sustainable Homes assessment services were being developed by Building Control to help generate additional income and these were due to be marketed by the end of summer to customers. This marketing is now underway and the first piece of work was recently commissioned. Over the next year it is anticipated that there will be a slow growth in these new income streams. Other new income generating opportunities are also starting to be examined and implemented such as involvement in the Solent Green Deal Project.

Income up to the end of August 2013 for Building Control is approximately £15,000 up on the same time last year. This represents a 12% increase.

Coastal Management

Eastoke Point Coastal Defence Works

The Eastoke Point works have continued to progress well over the summer months, with the placement of 69,000 tonnes of rock to complete the construction of the 650m rock revetment and three new rock groynes. The main rock placing element of the scheme was completed in September in line with the original programme despite a 4 week delay to the first rock delivery.

Work continues with the import of over 30,000 tonnes of shingle to cover the new rock revetment and raise the level of the beach in front of the new structure. The majority of imported shingle is being brought to Eastoke by road from aggregate suppliers who have screened the material and are providing only the coarse gradings between 20mm and 63mm as this material will perform better as a coastal defence. Between 5,000 – 10,000 tonnes of shingle will be imported to Eastoke by road during October to complete this phase of the work. In addition 7,700m³ of

mixed sand and gravel has been deposited on the foreshore at Eastoke by rainbowing the material directly from the Sospan Dau dredger. This material has been sourced from the entrance channel to Chichester Harbour as part of a required maintenance dredge and the operation delivered in partnership with Chichester Harbour Conservancy.

The concrete works are progressing well and the drainage ramp at groyne 8 was completed mid-September. The ramp at groyne 10 will be completed during the first week of October. The pedestrian access ramp at Nutbourne Road is in place and all concrete work is complete. The handrails and anti-slip surface are yet to be placed. The access steps at Bosmere Road are also complete save for the anti-slip surface and handrails. Both areas are yet to be re-surfaced.

The splash wall repairs east of Bosmere Road are progressing well after some initial problems with workmanship. Some sections of the splash wall are complete and the work has been carried out to a high standard.

The current estimated outturn cost for scheme completion is £5,350,000. HBC has to date claimed and received £5,107,000 in grant aid from the Environment Agency for the scheme. £4,349,861 has been paid out by HBC to the contractors to date. The project remains on programme for completion in October 2013

New ESCP Website

The Eastern Solent Coastal Partnership (ESCP) recently launched a new ESCP branded website. The website has been developed to act as a central hub of information for the work we undertake, our key projects and our latest news.

The new website will enable all of the ESCP's professional partners and the public to access and download key information about our service and will also provide a valuable educational and engagement tool for many of our key projects.

Please visit our newly launched website at <http://www.escp.org.uk>

Asset Management Investment Plan

Asset Inspections for HBC owned and maintained coastal frontages were undertaken in Spring 2013 and the assets with the highest maintenance urgency identified for maintenance repair.

The Asset Inspections identified that a further section of the Sloping Timber Revetment required emergency works to demolition a further 150m to prevent a potential health and safety risk. In June 2013, Eastern Solent Coastal Partnership (ESCP) were successful in gaining Emergency Funding through the Environment Agency for the demolition of this part of the sloping timber revetment at Inn on the Beach, Hayling Island. ESCP were successful in gaining 77% of this demolition cost via Flood Defence Grant in Aid, the 23% being met through HBC Coastal Maintenance Revenue Funds. Through smarter working, utilising plant from the Eastoke Point Coastal Defence Works which would have been sat idle due to

weather delays, demolition costs were kept to a minimum through mobilisation cost savings. The total demolition cost of this phase of works was £66k.

This phase of works took 4 weeks to carry out and ESCP worked closely with the HBC Operations Team, HBC Engineering Works Team and the individual Beach Hut owners to ensure a smooth operation in removing the failing section of revetment whilst successfully re-locating the beach huts further back.

Other Asset Maintenance works this year also include Timber Maintenance works along the Eastoke Frontage in March and April 2013, of which £20k was taken from this years maintenance budgets. The Asset Inspections identified a failing section of Sloping Armorflex Revetment located at the north of Langstone Harbour, near Broadmarsh. These works are expected to cost approximately £20k and will be carried out this financial year.

The Asset Investment Plan is a live document and will give a priority rating and estimated costing to maintaining the defences along the HBC owned and maintained coastline. A copy of this will be available end October 2013.

ESCP have also been working with 'The Friends of Nore Barn Woods' who have raised £22k to build an 83m section of Armorloc Revetment to provide protection to the trees and footpath at Nore Barn Woods, to the north of Chichester Harbour. ESCP will procure these works via the Minor Works Framework and supervise the works on-site. The Friends of Nore Barn Woods will finance the operation whilst also paying for ESCP staff officer time for managing the project. These works are also expected to be completed this financial year.

Coastal Communities Adapting to Change - (CCATCH)

The CCATCH project aims to raise awareness of coastal change in 5 at risks communities in the Solent region. One of the chosen communities is Langstone in Havant.

The project has moved forward significantly since the last briefing and has a clearly defined set of objectives which the community have set for the project team.

These objectives are:

- 1) Production of a community level flood plan- The hope is that this will help all those in Langstone to organise themselves in what can be a fairly chaotic event. The plan will give each home owner clear instructions as to what they need to do and will define roles for the wider community who wish to help;
- 2) Guide residents on Property level flood protection and Home and contents insurance- The National Flood forum will be attending a community meeting on the 2nd October 2013 to provide information to residents on property flood protection, they will also look to assist residents in finding competitive insurance quotations as many have difficulty insuring their properties due to the perceived risk of flooding.

The project is due to finish in December 2013 and the project team aims to have achieved its goals of raising awareness of coastal change in Langstone and helping the community adapt to that change. The Eastern Solent Coastal Partnership have played a key role throughout the project and will continue to do so until project closure.